

GRAND LAKES COMMUNITY ASSOCIATION, INC.

Executive Summary Notes of the Board of Directors on October 28, 2019

The Grand Lakes Community Association, Inc., held an Executive Meeting of the Board of Directors at the Seven Meadows Clubhouse on October 28, 2019.

Attending Members of the Board:

Richard Powell
Glenn Gesoff
Jon Burns
Lijuan Wang

Attending Members of Management:

Erica Morgan
Ja'Lisa Mosley

CALL TO ORDER

Quorum was established, and meeting was called to order at 5:31 p.m.

APPROVAL OF AGENDA

The agenda was approved unanimously.

APPROVAL OF SUMMARY NOTES

Summary Notes from the September 23, 2019 Executive Meeting were presented to the Board for review.

Motion: A motion was made by Richard Powell and a second was given by Jon Burns to approve the minutes of the September 23, 2019 Executive Meeting. All in favor. The motion carried.

VENDOR AND CONTRACT ISSUES

- The Board discussed seeking bids for a new landscaper.
- The Board discussed renewing the contract with A beautiful pools with a slight increase.

NEW/OLD BUSINESS

- **Tennis Court Reservation System:** The Board discussed changing the current reservation system and new signs that will be posted at the three courts.
- **Fence Project:** The Board discussed the status of the ongoing fencing project throughout the community.
- **Deed Restrictions:** The Board discussed having a current drive report submitted to them monthly from management. They also discussed homes that need fence replacement in the community that are adjacent to the newly replaced fences. There is a temporary hold on violations for improper roof colors.
- **Irrigation Maintenance and Repair:** The Board discussed the agreement with MUD to absorb up to 80% of the costs associated with the maintenance and repair of the irrigation system throughout the community. The board is under the assumption that this will take place either in the 4th quarter of 2020 or the beginning of 2021.
- **Tree Removal:** The Board discussed the status of the ongoing tree removal program. It started in November 2018 and is scheduled for completion in February 2020.
- **Annual Billing:** The Board discussed including pre-addressed envelopes in the upcoming billing statements.
- **Collections:** The Board discussed updating the current collection policy and adopting a new legal process. The board approved the turnover of accounts to legal with balance over \$1,150.00
- **NDA/COI:** The Board discussed implementing Non-Disclosure and Conflict of Interest agreements.

HOMEOWNER DISCUSSION

- Account 00380-9376: Was not in attendance.
- Account 00381-8985: Was not in attendance.

REPORTS

- **Delinquency Summary Report** – Report was provided to the Board for review. No additional discussion took place at this time.

GRAND LAKES COMMUNITY ASSOCIATION, INC.

Minutes of the Open Meeting of the Board of Directors on October 28, 2019

The Grand Lakes Community Association, Inc., held an Open Meeting of the Board of Directors at the Seven Meadows Clubhouse on October 28, 2019.

Attending Members of the Board:

Richard Powell
Glenn Gesoff
Jon Burns
Lijuan Wang

Attending Members of Management:

Erica Morgan
Ja'Lisa Mosley

CALL TO ORDER

Established quorum and called the meeting to order at 6:35 p.m.

APPROVAL OF AGENDA

The agenda was approved as presented.

APPROVAL OF MINUTES

Minutes from the September 23, 2019 Open Board Meeting were presented to the Board for review.

Motion: A motion was made by Jon Burns and a second was given by Lijuan Wang to approve the minutes of the September 23, 2019 Open Board Meeting as presented. All were in favor. The motion carried.

EMAIL APPROVALS

Approval of semi-transparent wood stain color for fencing.

FINANCIALS: Financial Report for September 2019 was presented by Erica Morgan to the Board for review.

Motion: A motion was made by Jon Burns and a second was given by Lijuan Wang to approve the September 2019 Financial Report as presented. All were in favor. The motion carried.

COMMITTEE REPORTS

Social Committee

Erica Morgan reported the Fall Festival date as November 9, 2019 from the hours of 9:00 am to 11:00 am in Phase 3.

Green Committee

No Report.

Wildlife Committee

The committee will be submitting proposals to the board for approval regarding duck removal. These proposals will save the community approximately 30% of its annual expenditure. The committee also reached out to six companies to have the 79 3ftx50ft boxes that are surrounding the lakes for replacement. They have received two bids and are waiting for three more. The committee would like to replace the weeds with plants and fish. There was also a discussion regarding the large amount of cat tails that are surrounding the gazebo located in phase 4.

OLD/NEW BUSINESS

- **Fence Project** – The Board stated that work has begun in phase 1 near the round about and in phase 3 near the barn park across the bayou.
- **2020 Budget** – The board stated that pumpage fees will increase as well as water. The reserve fees

were increased by \$15,000.00 and that the association will be in a slight deficit. With the increase in water fees, the board asked homeowners to be more proactive in reporting leaks throughout the community. The board also announced that the MUD has agreed to assist with the cost of irrigation repairs and maintenance towards the end of 2020 or the start of 2021. A motion was made by Richard Powell and a second was given by Jon Burns to approve the 2020 budget as presented. All were in favor. The motion carried.

- **2020 Assessment**– A motion was made by Richard Powell and a second was given by Jon Burns to keep the annual assessment rate of \$1,150.00 with a due date of January 1st with the last date of payment being set for January 31st of 2020. All were in favor. The motion carried. Board members did notify homeowner that send payments via US postage to allow 7-10 business days for processing.
- **2019 Annual Meeting** – The board selected two possible dates for the upcoming annual meeting December 9th or the 16th, with the 16th being the preferred date. The preferred location is Beckendorff Middle School.
- **Tree Pruning on Off Cycle Policy** – The board stated that they are working on a policy to be implemented that will empower the tree company to drive throughout the community and maintain various areas monthly. Currently, tree pruning is scheduled for every three years and have not started near the walking trails to date. However, all major and internal areas have been addressed within the last 18 months.
- **ACC Guidelines** –A motion was made by Richard Powell and a second was given by Jon Burns to record and implement guidelines regarding the accepted overall fence height of 6ft with cedar rails and treated posts. The guidelines were created to clarify the existing covenants. Lijuan Wang was in favor. Glenn Gesoff opposed. The motion carried. The board explained that HOA installed fencing is 6ft and the board would like all homeowners fencing to be consistent.
- **Commercial Guidelines** – The commercial guidelines will be reviewed by the attorney.
- **Proposed Motel behind South Peek Rd Shopping Center** – The board announced that it is not aware of any documentation that has been recorded that would prevent the construction of a possible Baymont Inn, Best Western, Scottish Inn in the community. The board also acknowledged the stalled construction of the Marriott in located near Harmony School that started two years ago. The board does not have access to those plans or any submitted documentation for approval.


HOMEOWNER DISCUSSION

- Homeowner asked about the implementation of the new Fine Policy regarding existing 6.5ft fencing throughout the community. The board stated that is there is no record of an approved ACC application, all homeowners in violation will be fined.
- Homeowner asked about the tennis court reservation system. The board notified the community of a new reservation system that will take effect by November.
- Homeowner asked about the proposed height and maintenance of the sound barrier fence that will reduce/ redirect noise from the upcoming construction of the car wash.
- Homeowner asked about the staining of the newly installed fencing throughout the community. Board advised that the staining will begin shortly.

NEXT BOARD MEETING – January 27, 2020 in observance of Thanksgiving and Christmas Holiday.

ADJOURNMENT

With no further business to discuss, the meeting was adjourned at 7:41 p.m.


Board Member


Date