

GRAND LAKES COMMUNITY ASSOCIATION, INC.

Minutes of the Open Meeting of the Board of Directors on February 24, 2020

The Grand Lakes Community Association, Inc., held an Open Meeting of the Board of Directors at the Seven Meadows Clubhouse on February 24, 2020.

Attending Members of the Board:

Richard Powell
Sid Bagali
Jon Burns
Lijuan Wang
Dennis Wang

Attending Members of Management:

Ja'Lisa Jordan
Erica Morgan

CALL TO ORDER

Established quorum and called the meeting to order at 6:40 p.m.

APPROVAL OF AGENDA

The agenda was approved unanimously.

APPROVAL OF MINUTES

Minutes from the January 27, 2020 Open Board Meeting were presented to the Board for review.

Motion: A motion was made by Richard Powell and a second was given by Dennis Wang to approve the minutes of the January 27, 2020 Open Board Meeting as presented. All were in favor. The motion carried.

FINANCIALS: Financial Report for December 2019 was presented by Ja'Lisa Jordan to the Board for review.

Motion: A motion was made by Richard Powell and a second was given by Jon Burns to approve the December 2019 financials and to defer the January 2020 Financial Report to the next meeting. All were in favor. The motion carried.

Email Approvals: The Board approved the following projects via email:

- Approved Proposal from A-Beautiful Pools to resurface water slide at the Lazy River Pool.
- Approved Proposal to repaint all benches & trash cans in Phase 4.
- Approved Proposal to repaint remaining benches in Phase 1 South
- Approved Proposal to resurface all tennis courts beginning May 1st, weather permitting.
- Approved Proposal to stain existing fences the original stain color

COMMITTEE REPORTS

Social Committee

April 11th will be the Easter Egg Hunt Event from 9am-11am. Spring Garage Sale will take place on the 4th of April.

Green Committee

No Report.

Wildlife Committee

Waiting on dry weather to install planter boxes. Lake management has recorded the fish population in the lakes throughout the community without adding any chemicals. This is the last year of the lake restocking project.

OLD/NEW BUSINESS

- **Pergola** – Construction of the barn park pergola has been completed. Construction of Cameron Park pergola is underway and should be completed the week of the 24th of March. They will be rebuilding the split face u-block. Homeowners advised the board to ensure the installation of weep holes in the pergolas to avoid wood rot.
- **Power Washing** – All brick columns throughout the community will be cleaned.
- **Tree Pruning**–Tree trimming along Peek/Fry 60% complete. The Medians East & West sides of Peek, S of Fry Need trimming, which is the current focus. Trimming has been completed except for the medians and south of Fry rd.
- **Common Area Maintenance** –Mag Locks on tennis courts are now functional. Construction on the bench at Ivy Terrace Circle has been completed. Sidewalk has been leveled at the northeast corner of Ivy Terrace Circle. Graffiti was removed from two mailbox banks. The damaged tile on the Rock Pool slide has been repaired. Light poles have been checked and repaired for all Tennis Courts.
- **MUD Issues/Involvement** – MUD #2 reimbursed the association \$2,341.50 for sidewalk leveling. Board President, Richard Powell and MUD #2 President, Mike McClusky walked phase 2 to identify unleveled sidewalks. MUD # 2 will reimburse the association for repairs after completion. MUD #1 is paying to repair damaged/unleveled concrete around manhole covers in Phase 3. MUD district will begin installing the new brick perimeter fence in April near the east end of Fry working their way west. The board will be reaching out to other MUD's about sidewalks and wheel chair ramps.

HOMEOWNER DISCUSSION

- Homeowner asked about the rotten bench in the park. Advised homeowner that contractor has been notified of this issue.
- Homeowner asked when will the association switch over to gray water. The homeowner was advised that the switch will take place in the 1st quarter of this year.
- Homeowner asked about an HOA tree that limbs have grown over her fence. She was advised that she has the right to trim the tree that has encroached her property line.
- Homeowner requested that the board notify homeowners of various flood insurance policies/options. Homeowner was advised that an article would be published in the newsletter.

NEXT BOARD MEETING – March 23, 2020.

ADJOURNMENT

With no further business to discuss, the meeting was adjourned at 7:06 p.m.

Board Member

Date