

GRAND LAKES COMMUNITY ASSOCIATION, INC.

Minutes of the Open Meeting of the Board of Directors on June 22, 2020

The Grand Lakes Community Association, Inc., held an Open Meeting of the Board of Directors via Zoom on June 22, 2020.

Attending Members of the Board:

Richard Powell
Sid Bagali
Jon Burns
Lijuan Wang

Attending Members of Management:

Ja'Lisa Jorden

CALL TO ORDER

Established quorum and called the meeting to order at 6:08 p.m.

APPROVAL OF AGENDA

The agenda was approved.

FINANCIALS: Financial Report for May 2020 was presented by Ja'Lisa Jorden to the Board for review.

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

Deed Restrictions

A motion was made by Richard Powell to turn account numbers 00383-5337, 00182-9222, 00381-4167, 00485-4634 over to the Association's attorney to pursue the unapproved alteration and a miscellaneous violation through lawsuit if necessary, the motion was seconded by Jon Burns, voted on and approved unanimously.

Collections

A motion was made by Richard Powell to turn over all owners with a delinquent balance of over \$1,000.00 to the Association's attorney to collect the delinquency through lawsuit and foreclosure if necessary, the motion was seconded by Jon Burns, voted on and approved unanimously."

Fines

A motion was made by Richard Powell to fine accounts that have been issued a certified 209 letter for failure to comply to the association's CCR's. The motion was seconded by Jon Burns, voted on and approved unanimously.

OLD/NEW BUSINESS

- **Fence Project** – The MUD has begun the installation of the Brick fence on Fry Road. Progress map has been posted to TownSq for homeowner's access. The wood fence replacement is near completion with 2500 linear square feet of fencing left to be installed near the bayou area.
- **Lake Maintenance** – The board provided an updated regarding the addition to the concrete skirt.
- **Tree Pruning on Off Cycle Policy** – The board updated the community regarding the ongoing tree pruning process for the community. Trees have been removed primarily in phase 4 near Breezeway Bend.
- **Tennis Court Repairs** –The board advised the community of the updates and repairs completed in the 4 tennis courts throughout the community. Tennis court expenditures will be reclassified as a capital improvement (reserve expense).
- **Declaration (CCR) Amendment** – The board advised concerned homeowners that the attorney will

review their concerns and provide feedback within the coming week.

HOMEOWNER DISCUSSION

- Homeowner asked about how the amendment will be shared to homeowners outside of emails, townsq and website posting. Board advised that mail outs were an option.
- Homeowner asked about the maintenance schedule for the pet waste stations throughout the community. Was advised that the landscaper has been notified of this issue and will be addressing this immediately.

NEXT BOARD MEETING – July 27, 2020.

ADJOURNMENT

With no further business to discuss, the meeting was adjourned at 6:45 p.m.

Board Member

Date