

# GRAND LAKES COMMUNITY ASSOCIATION, INC.

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## Executive Summary Notes of the Board of Directors on August 24, 2020

The Grand Lakes Community Association, Inc., held an Executive Meeting of the Board of Directors via Zoom on August 24, 2020.

### Attending Members of the Board:

Richard Powell  
Sid Bagali  
Jon Burns  
Dennis Wang

### Attending Members of Management:

Ja'Lisa Jorden

### CALL TO ORDER

Quorum was established, and meeting was called to order at 5:16 p.m.

### APPROVAL OF AGENDA

The agenda was approved unanimously.

### APPROVAL OF SUMMARY NOTES

Summary Notes from the July 27, 2020 Executive Meeting were presented to the Board for review.

**Motion:** A motion was made by Jon Burns and a second was given by Richard Powell to approve the minutes of the July 27, 2020 Executive Meeting. All in favor. The motion carried.

### VENDOR AND CONTRACT ISSUES

- The Board approved to renew the security contract with the MUD.
- The Board approved the water management contract with IdealK
- The Board approved to renew the contract with website domain
- Board expressed that they were satisfied with A Beautiful Pools and will not seek bids from other companies.

### NEW/OLD BUSINESS

- The Board agreed to have PMG waive handling charges from delinquent accounts from March- current.
- The Board agreed to revamp website and create new email account with cloud storage for communication.
- Mike McClusky from the MUD board presented an update on the brick fencing project. He also requested a status for the walking trails project.

### REPORTS

- **Delinquency Summary Report** – Report was provided to the Board for review. Board discussed current status with attorney accounts submitted in June. Board reviewed 4 accounts that were eligible for foreclosure action.
- **Architectural Control Report** – Report was provided to the Board for review. Board reviewed 9 accounts that were eligible for fine placement

### ADJOURNMENT

With no further business to discuss, the Board adjourned the Executive Session Meeting at 6:07 p.m.

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Board Member

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Date

# GRAND LAKES COMMUNITY ASSOCIATION, INC.

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

The Grand Lakes Community Association, Inc., held an Open Meeting of the Board of Directors via Zoom on August 24, 2020.

## **Attending Members of the Board:**

Richard Powell  
Sid Bagali  
Jon Burns  
Dennis Wang

## **Attending Members of Management:**

Ja'Lisa Jorden

## **CALL TO ORDER**

Established quorum and called the meeting to order at 6:13 p.m.

## **APPROVAL OF AGENDA**

The agenda was approved unanimously.

## **APPROVAL OF MINUTES**

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

**Motion:** A motion was made by Jon Burns and a second was given by Sid Bagali to approve the minutes of the July 27, 2020 Open Board Meeting as presented. All were in favor. The motion carried.

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

**Motion:** A motion was made by Jon Burns and a second was given by Richard Powell to approve the July 2020 financials. All were in favor. The motion carried.

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

- New Lock Boxes and each pool (installation of boxes)
- Two new swings and 4 new chains installed at Lazy River Playground
- Pet Station Project (repairs near the barn park and bell hollow, installations and lock changes)
- Repairs for the leak at Dog Park, lights at Frog Pool Tennis Courts
- Floating Fountain at the Formal Park (was pulled, will be reinstalled and currently is without lights)
- Grand Trace Entry Fountain
- Water Management Monitor Contract
- LED Lights on fountain in Ph 4 with Gazebo in Lake
- Repaired Water Well near Frog Pool that caused lake levels to drop.

**Deed Restriction Fines:** Jon Burns motioned a vote on levying fines on (9) owners who have violated or are violating the Association's governing documents. A second was given by Richard Powell, all were in favor. The motion carried.

**Collections Escalation:** Jon Burns motioned a vote on referring (4) owners who are delinquent in the payment of assessments or other charges to the Association over to the attorney to collect such past due amounts through lawsuit and foreclosure if necessary. A second was given by Richard Powell, all were in favor. The motion carried.

## OLD/NEW BUSINESS

- **ACC Restated Guideline** – Jon Burns motioned for the approval of the restated ACC guidelines clarifying the restricted fence height to be recorded and implemented. A second was given by Richard Powell all were in favor. The motion carried.
- **Fencing Update** – Richard Powell provided an update on the wood and brick fencing projects throughout the community. For the wood fence near the bayou in Phase 1 North has been completed. The contractors will start staining the newly erected fencing on the entire bayou length. The project is still underway in phase 4. 65% of the wood fencing project has been completed. The brick fencing project on Fry and Peek road has been completed from the bayou to Rainwood. The project will continue from Rainwood towards W. Peek road.
- **Lift Station Ph1 N. Update**–Mud will install a sound barrier fence around the lift station located behind the Rock Pool.
- **Lake Repairs & Maintenance** –Issues with repairs will be addressed within the week with a licensed electrician and CenterPoint.
- **Irrigation Repairs** –The entire irrigation system is being checked and the board is currently working on inspecting the entire system for repair and replacement.
- **Fall Garage Sale** – The board is currently working on setting a date and working with the county to attain a permit and implement a Covid-19 plan.
- **Walkway Pressure Washing** – The board will be working on power washing the walkways throughout the community.
- **Tennis Court Reservations** – The board advised that any homeowners that violate the Tennis Court rules and guidelines will result in removal from the reservation system and deactivation of access cards.
- **Electronic Voting** – The board is researching various electronic voting portals for the upcoming annual meeting. The board will be putting forth a great effort in collecting homeowner emails.

## HOMEOWNER DISCUSSION

- Homeowner asked about the fence stain options. Homeowner was advised that the only allowed color for fence stain is clear.
- Homeowner asked about the CC&R amendment process. They were advised that the attorney will provide a written response to their concerns.

**NEXT BOARD MEETING – September 28, 2020.**

## ADJOURNMENT

With no further business to discuss, the meeting was adjourned at 6:56 p.m.

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Board Member

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Date