

# GRAND LAKES COMMUNITY ASSOCIATION, INC.

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Minutes of the Open Meeting of the Board of Directors on September 28, 2020

The Grand Lakes Community Association, Inc., held an Open Meeting of the Board of Directors via Zoom on September 28, 2020.

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

Richard Powell  
Jon Burns  
Dennis Wang

## **Attending Members of Management:**

Ja'Lisa Jorden

## **CALL TO ORDER**

Established quorum and called the meeting to order at 6:43 p.m.

## **APPROVAL OF AGENDA**

The agenda was approved unanimously.

## **APPROVAL OF MINUTES**

Minutes from the August 24, 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 August 24, 2020 Open Board Meeting with correction that contract renewal was with Sheriff office and not MUD. All were in favor. The motion carried.

**FINANCIALS:** Financial Report for August 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 August 2020 financials. All were in favor. The motion carried.

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

- ADA picnic table restoration at the playground near the Swim Team pool.
- Restored 3 tables at Swim Team tennis courts
- Installed a new 330-pound trash can at the GL Community Garden.
- Replaced the dilapidated bench at W Pavilion and Spring Walk.
- Frog Pool Tennis Court Lights have been repaired.
- The bench at Rock Pool tennis court is fixed.
- New bench installed at the Butterfly Garden.
- Repaired the latch on the dog park as requested.
- Replacement of timer on the lights for the frog tennis court.
- School District requested tree trim on Spring Cove Lane
- Security contract has been renewed and submitted.
- Trim trees on Fry from Peek to Bayou

**Deed Restriction Fines:** Jon Burns motioned a vote on levying fines on (16) 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.

## **OLD/NEW BUSINESS**

- **Fencing Update** – Richard Powell provided an update on the wood and brick fencing projects throughout the community. For wood fencing there is approximately 1,000 linear feet +/- to be completed in Phase 4, on the current contract. The balance of wood fencing in Phase 4 will be

completed in the 1<sup>st</sup> quarter of 2021. Fence staining was completed along the bayou in Phase 1 North. The brick fencing project along Fry Rd, from the Bayou to Peek Rd is complete. The brick fence contractor will install grass in those areas that were damaged due to construction. The brick fence construction has moved to the east side of Peek Rd that is north of Fry all the way up to Spring Walk.

- **Sidewalk Update**– Mud 2 will reimburse HOA to lift and level sidewalks throughout Phase 2.
- **Fall Garage Sale** – The board has set a date for the garage sale for October 17<sup>th</sup>. Homeowners are to apply for a permit with the county and implement a Covid-19 plan.
- **Walking Trails** – MUD 2 will reimburse HOA for all of the walking trail conversion from asphalt to concrete throughout Phase 2. The board is reviewing warranty information with the vendor prior to moving forward.
- **Committee Formation** – The board discussed forming a communication committee comprised of homeowners in the near future.

### HOMEOWNER DISCUSSION

- Homeowner asked about when the repairs to the Lazy River Gazebo will begin. They were advised by the board that numerous requests for proposals have been submitted and they are hopeful that work can begin within the next 60 days.
- Homeowner asked about homeowner reported violations. They were assured that open violations have been escalated with the application of fines and to the attorney office in some cases.
- Homeowners were informed that they will receive communication regarding the walking trails conversion once a start date has been determined by the vendor. This is expected to be a 3-month project that will begin in phase 2.
- Homeowners informed the board of the noise nuisance caused by tennis players due to the material used for the back boards. The board assured the homeowners that this issue will be investigated.
- Homeowners had questions about the use of the accrual method in accounting. The community manager explained the process and why it is used for non-profit accounting purposes.
- Homeowners asked how homeowner reported violations were confirmed. The community manager explained that photos and or audio clippings are to submitted each time a violation is reported.

### NEXT BOARD MEETING – October 26, 2020.

### ADJOURNMENT

With no further business to discuss, the meeting was adjourned at 7:27 p.m.

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Board Member

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Date