

# GRAND LAKES COMMUNITY ASSOCIATION, INC.

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Minutes of the Open Meeting of the Board of Directors on October 26, 2020

The Grand Lakes Community Association, Inc., held an Open Meeting of the Board of Directors via Zoom on October 26, 2020.

## Attending Members of the Board:

Richard Powell  
Lijuan Wang  
Sid Bagali  
Dennis Wang  
Jon Burns (absent from the meeting)

## 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 September 28, 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 Sid Bagali to approve the minutes of the September 28, 2020 Open Board Meeting all were in favor. The motion carried.

**FINANCIALS:** Financial Report for September 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 Sid Bagali to defer approval due to several pending reclassifications. All were in favor. The motion carried.

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

- Board selected vendor for asphalt to concrete conversion on walking trails in Phase 2. MUD #2 will be reimbursing the Association.
- Board approved sidewalk lifting and leveling throughout Phase 2. MUD #2 will be reimbursing the Association.
- Board approved leveling of sidewalks on the East side of Peek rd, from Emily Park to Fry Road.
- Board approved trimming of trees on north side of Fry rd .from bayou to Peek Road.
- Board approved the purchase of an association Zoom account that is open to the board.

**Deed Restriction Fines:** Richard Powell made a motion on levying fines on (21) accounts who have violated or currently violating the Association's governing documents. A second was made by Sid Bagali, 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.on the current contract there is still approximately 1,000 linear feet +/- to be completed in Phase 4. The remainder of wood fencing in Phase 4 will be completed in the 1<sup>st</sup> quarter of 2021. The brick fence construction has completed along north side of fry rd from the bayou to peek rd and on the east side of peek rd from fry rd to springwalk . The brick fence contractor will install grass in those areas that were damaged due to construction.
- **Sidewalk Update**– Mud 2 will reimburse HOA to lift and level sidewalks throughout Phase 2.This has been completed, reimbursement pending for the association.

- **2021 Budget and Assessment Rate** – The board presented the 2021 budget and left the assessment rate at \$1,150.00 per year . Richard Powell motioned to approve the 2021 budget a second was made by Sid Bagali. All were in favor. The motion carried.

**HOMEOWNER DISCUSSION**

- Homeowner inquired as to when the asphalt to concrete conversion would occur in Phase 1. She stated that she attended a board meeting 3 years ago and was told that this project would be addressed. Homeowner stated that she was hurt on the walking trail along with two other owners that she knows.

The homeowner wanted to know why the walking trails in Phase 2 were being replaced ahead of Phase 1. Richard Powell explained that there were two reasons, the 1st being that MUD #4 had been contacted to see if they would be willing to participate in sharing the cost of this expense, to which they declined. MUD #2 offered to fund the entire cost for Phase 2 which made that an easy decision for the board to agree upon. Also Richard Powell stated that the asphalt in Phase 2 was in equally poor condition.

The homeowner stated that monies have been set aside in the reserve fund and wanted to know what was the reason for the delay. Powell stated that he was ready & willing to vote on committing to completion of all walking trails in Phases 1 & 3. Homeowner requested to know the level of urgency for each Board member in attendance. Powell stated it was a top priority, Sid Bagali stated it was a priority and Lijuan Wang stated it was a high priority. Dennis Wang did not respond and possibly lost his connection to the meeting.

Lijuan Wang and Sid Bagali agreed to allow this to be brought to a vote in the November open session. Homeowner stated the Board has been put on notice that people have been injured on the walking trail, which may cause a potential lawsuit against the HOA

**NEXT BOARD MEETING – November 16, 2020.**

**ADJOURNMENT**

With no further business to discuss, the meeting was adjourned at 7:19 p.m.

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Board Member

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Date