

GRAND LAKES COMMUNITY ASSOCIATION, INC.

Minutes of the Open Meeting of the Board of Directors on November 30, 2020

The Grand Lakes Community Association, Inc., held an Open Meeting of the Board of Directors via Zoom on November 30, 2020.

Attending Members of the Board:

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

Attending Members of Management:

Ashley Howard
Erica Morgan

CALL TO ORDER

Established quorum and called the meeting to order at 6:09 p.m.

APPROVAL OF AGENDA

The agenda was approved unanimously.

APPROVAL OF MINUTES: Minutes from the October 26, 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 for approval, Sid Bagali abstained from voting for the October 26, 2020 minutes due to the modified version of the minutes that were presented to the board and the community. John Burns abstained from approving the minutes due to being absent from the October 26, 2020 meeting and is not privy to what was discussed at the meeting.

FINANCIALS: Financial Report for September 2020 was presented by Ashley Howard to the Board for review.

Motion: A motion was made by Richard Powell and a second was given by Dennis Wang for approval Jon Burns deferred approval due outstanding questions on the September 2020 financials. The September 202 financials were not approved.

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

- Board approved obtaining estimates for the leveling of the sidewalks in Phase 1,3, and 4
- Board approved the backboard installation for the Rock Pool Tennis courts – this work has not been completed as of the meeting November 30, 2020

OLD/NEW BUSINESS

- **Christmas Lighting Decorating Contest** – the board discussed having a holiday lighting contest with 2 winners from each phase receiving a \$ 100 Gift certificate and a Winners yard sign. Richard Powell made a motion to approve the decorating contest and John Burns seconded the motion. All were in favor and the motion was approved.
- **Storage Fee Elimination** – Richard Powell proposed removing the 52 boxes currently in storage and moving them to the various locations around the pool areas that has capable storage capacity. This would save the association approx. \$ 5,000 annually in storage fees. Richard Powell made a motion to approve the moving of the 52 boxes of association documents and Dennis Wang second the motion. Sid Bagali abstained from voting on the premise that more information is shared about the safety of the documents in one of the community pool locations. Jon Burns abstained on the premise that the documents be reviewed and documents that are old or past the 7-year storage limit be removed and

the costs of removing the 52 boxes from the current storage facility and have them taken to the community and stored in one of the approved locations. This item was not approved.

- **2020 Annual Meeting** – Ashley Howard discussed the process of voting for the 2020 annual meeting it was presented that at the time of the board meeting there were 421 electronic votes and there was an undetermined number of absentee ballots submitted. The board agreed to have weekly reminder postings on TownSq. Regarding the upcoming meeting and various voting methods. The board also approved that there should be a method for the owners to volunteer the ballot counting virtually.
- **Fencing Update** – Richard Powell stated that the remainder of the Phase 4 fence will be completed in the 1st quarter of 2021.
- **Phase 2 Walking Trail Conversion** – Richard Powell provided an update on the phase 2 walking trails and that the trails were 75% completed as of the day of the meeting.
- **Phase 1 & 3 Walking Trail Conversion**– Robert Powell presented an update for the Phase 1 walking trails; it was stated that there was approx. 6000 Sq. Ft left in the asphalt conversion in phase 1 south to begin in January 2021.
 1. Ms. Ann Minks briefly spoke about the issues around the phase 1 walking trails and the many hazards that are currently present. She also stated that she would like a timeline of when the walking trails will be completed due to many of her fellow residents also having serious complaints regarding the current nature of the walkways.

HOMEOWNER DISCUSSION

- A homeowner stressed the need to get the walkways completed in a timely manner to prevent serious injury to those who utilize them. The homeowner would like an estimated time line and a preventative maintenance plan in place to prevent the need to do all the walkways at one time and cost the association a large amount of funds.
- A homeowner brought up the vegetation that was removed from the lakes, it was stated that the vegetation is needed to keep the health of the lakes and the fish in the lakes. The board announced that the proposal for the replanting of the vegetation was approved in January 2020 but due to the change in landscapers the project was not completed. The homeowner requested a timeline to get the plants installed in the planter boxes around the lakes and to also obtain a plant list of what will be installed in the planter boxes. It was stated that Ashley Howard with Principal Management Group will be getting the schedule to when these plants will be installed.

NEXT BOARD MEETING – January 25, 2021.

ADJOURNMENT

With no further business to discuss, the meeting was adjourned at 8:07 p.m.

Board Member

Date