

GRAND LAKES COMMUNITY ASSOCIATION, INC.

Minutes of the Open Meeting of the Board of Directors on January 25, 2021

The Grand Lakes Community Association, Inc., held an Open Meeting of the Board of Directors via Zoom on January 25, 2021.

Attending Members of the Board:

Richard Powell
Lijuan Wang
Sid Bagali
Dean Haefner
Jon Burns

Attending Members of Management:

Ashley Howard

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 to approve the October 26, 2020 open session minutes 2 board members approved and 3 abstained from voting due to changes made to the minutes. The October 2020 Minutes were not approved.

A motion was made by Richard Powell and second by Jon to approve the November 2020 board meetings.

FINANCIALS: Financial Report for December 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 of the September, October, and November Financials. Due to questions revolving the December financials they were not approved.

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

- Phase 1 Pump House Repair
- Repair Lake Well – Phase 4 Lake F
- Replacement Phase 4 Lake D motor for the fountain
- Stage 1 of the sidewalk Repairs – Tilted Concrete – Start Date Feb 3rd

OLD/NEW BUSINESS

- **Fencing Update**– Richard Powell presented the plans for the wood and brick fence with estimated completion dates.
 1. Richard Powell stated that he would like to get a proposal for balancing the wood fence in phase 4 with SDG. The fence is the same fence that backs up to Griffin Elementary.
- **Phase 1 & 3 Walking Trail conversion** – The board discussed the walking trail conversions and how they would like to have a maintenance contract along with the agreement that protects the association. An engineer will be required to view the start of the project and throughout to make sure everything is being done properly.
- **Landscape Charter** – Ashley Howard presented a landscape charter used in another association and the board would like to adopt the verbiage provided and add more information that will be approved via email such as the max size for the committee and the board liaison. The Committee is set to start March 1st

- **Maintenance Plan** – Ashley Howard requested the board send over any items that need ongoing maintenance on an annual basis. Some of the items are listed below
 1. **Power washing**
 2. **Mulching in May**
 3. **Pool Prep w/ Cool Deck**
 4. **Bathrooms cleaned, and power washed**
 5. **Wrought iron fence around the pool touched up**
 6. **Community wood fence stain due for an updating in 2-3 years**
 7. **Power washing new brick fencing**
 8. **White fences touched up annually**
 9. **Sidewalks around the lakes and monuments power washed**
 10. **Short brick concrete end caps power washed**
- **Grand Lakes Grand Plan** – Mike McClusky with MUD 2 presented the grand plan with the owners. He stated he was waiting on the agreements with the association before moving forward with outstanding projects.
- **Board Dynamics**– The code of conduct documented was presented to the board in which Richard Powell questioned the following below
 1. **Interfering with management staff, contractors, and suppliers**
 2. **Always speak with one voice on adopted Board Decsion**

The board adopted to have a rotating schedule for the decision making power for the ARC applications via Town Sq. there will be 2 members of the board that rotate quarterly.

VOTING

- **The board voted that MDC will be the assigned vendor in charge of the phase 1 South – *pending maintenance contract***
- **The code of conduct was voted and approved by the majority of the board**
 1. **Approved by:** Sid Bagali, Jon Burns, and Lijuan Wang
 2. **Abstained by:** Dean Haefner
 3. **Rejected by:** Richard Powell

LEGAL STATUS

- The board approved 4 accounts for further legal action.

BOARD ROLE SELECTION

- **The board was nominated for the following roles for their term for the 2021 year.**
 1. **President** - Jon Burns
 2. **Vice President** - Lijuan Wang
 3. **Secretary** – Dean Haefner
 4. **Treasurer** – Sid Bagali
 5. **Member at Large** - Richard Powell

HOMEOWNER DISCUSSION

- The homeowners discussed with Mike McClusky about the sound wall for the homes off 99

NEXT BOARD MEETING – February 22, 2021.

ADJOURNMENT

With no further business to discuss, the meeting was adjourned at 8:21 p.m.

Board Member

Date