



GRAND LAKES COMMUNITY ASSOCIATION, INC. NOTICE OF ANNUAL MEETING

Date: Wednesday, November 17, 2021

In accordance with the By-laws of the Grand Lakes Community Association, Inc., the Annual Meeting is scheduled to be held:

Date: December 13, 2021
Time: 7:00 p.m. (6:30 Sign In)
Location: Beck Jr High - 5200 S Fry Rd Katy, TX 77450
Also Zoom – Please see the next page

The primary purpose for the Annual Meeting is to elect two (2) Board Members for three (3) year terms, fulfill the requirements established by the Corporation and present the membership an opportunity to review the 2021 financials and the accomplishments of the Association.

The quorum requirements state the presence by absentee ballot of Members, Electronic Voting, or in person representing at least fifteen percent (15%) of the units in the property.

*It is **extremely important** if you are unable to attend, that you return the enclosed proxy to Principal Management Group, Inc. (11000 Corporate Centre Drive, #150, Houston, TX 77041 Attn: Ashley Howard by mail, email at ahoward@pmghouston.com or fax (713-329-7198). Unless you are providing your proxy to a neighbor that will attend the meeting in person, all proxies must be received by **December 13, 2021**. The proxy helps to establish the quorum to hold the meeting in accordance with the governing documents. It authorizes another member to vote for you at the meeting on any business being conducted.*

If you should have any questions regarding the Annual Meeting or the Association, please do not hesitate to email Ashley Howard at ahoward@pmghouston.com

Attached Items

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Sincerely,

Grand Lakes Community Association Board of Directors.

******* REGISTRATION IS REQUIRED TO
ATTEND THE MEETING VIRTUALLY*******

**You are invited to a Zoom meeting.
When: Dec 13, 2021 06:30 PM Central Time (US and Canada)**

**Register in advance for this meeting:
[https://us02web.zoom.us/meeting/register/tZcudeyvqTwtH9xrNlzR
XR1wfJg5MNQb9iGO](https://us02web.zoom.us/meeting/register/tZcudeyvqTwtH9xrNlzR XR1wfJg5MNQb9iGO)**

**After registering, you will receive a confirmation email containing
information about joining the meeting.**

**During the meeting I will need a volunteer to monitor the Zoom Chats for
questions and be the time keeper for open session, so we may make sure
that everyone's questions or concerns are heard and answered.**

**We would like to give each owner approx. 3 minutes to speak and the board
3 minutes to answer so we may get through everyone's questions and
concerns.**

If you would like to assist, please email me at ahoward@pmghouston.com

**We will alternate between in person and zoom questions – a signup sheet will
be available during the meeting to speak during the meeting.**



AGENDA

Establish Quorum & Call to Order

Introduction of the Board Members

Introduction of Associa Principal Management Group

Guest Speakers

- a. Wendy Duncan – *President of Willow Fork Drainage District*

Minutes – *Approval of the December 2020 Meeting Minutes*

Election of Directors – Election of 2 Positions for 3 – year terms

- a. Departing Board Member Recognition
- b. Introduction of Nominees & Nominations from the Floor

Committee Reports

- a. Landscape Committee
- b. Maintenance Committee
- c. Wildlife & Green Committee

Finance Report

- a. YTD Balance Sheet
- b. YTD Income Statement
- c. 2022 Budget

2021 Accomplishments / 2022 Goals

Homeowner Comments

Announce Election Results

Adjournment

Grand Lakes Community Association, Inc.

c/o Principal Management Group of Houston

11000 Corporate Centre, # 150

Houston, Texas 77041

Office: 713-329-7100 Fax: 713-329-7198

PROXY / ABSENTEE BALLOT FOR 2021 ANNUAL MEETING December 13, 2021 meeting and any reconvened meeting

THIS PROXY/BALLOT SHOULD BE USED IF YOU WILL NOT BE ATTENDING THE DECEMBER 13, 2021 ANNUAL MEETING.

*** CHOOSE ONLY ONE OF THE THREE OPTIONS (PLEASE READ EACH OF THE THREE OPTIONS CAREFULLY). ***

OPTION 1: ABSENTEE BALLOT (VOTE BELOW). This Absentee Ballot which is executed for the Annual Election Meeting of Members to establish a quorum as well as cast my/our votes for two (2) Director's at the Annual Election Meeting on December 13, 2021, or any adjournment or reconvening thereof, as **I/We have marked on the Ballot below.**

By casting your vote via absentee ballot, you will forgo the opportunity to consider and vote on any action from the floor on these proposals, if a meeting is held. This means that if there are amendments to these proposals your votes will not be counted on the final vote on these measures. If you desire to retain this ability, please attend any meeting in person. You may submit an absentee ballot and later choose to attend any meeting in person, in which case any in-person vote will prevail.

ABSENTEE BALLOT

There are two (2) positions open on the Board of Directors for Grand Lakes Community Association, Inc. If you are interested in running for the Board of Directors, please indicate your name on a line below.

_____ Robert Clark

_____ William Horne

_____ Ann Minks

_____ Joe Perez

_____ Rueli Tuo

OPTION 2: FOR QUORUM PURPOSES ONLY (DO NOT VOTE ON BALLOT), no vote will be cast on my/our behalf.

OPTION 3: VOTE BY PROXY (DO NOT VOTE ON BALLOT). I/We hereby grant my/our proxy to _____, whose address is _____, to cast my/our votes as he/she sees fit on my/our behalf. **(You may revoke your proxy at any time before it is exercised, and you may attend the meeting and vote in person).**

THIS FORM MUST BE DATED AND SIGNED IN ORDER TO BE EFFECTIVE.

Date: _____, 2021

Signed: _____

NAME: _____

ADDRESS: _____

Date: _____, 2021

Signed: _____

NAME: _____

ADDRESS: _____

Please mail, fax, or email your absentee ballot to: Principal Management Group, 11000 Corporate Centre, #150, Houston, Texas 77041, fax #713-329-7198, or email to ahoward@pmghouston.com SO THAT IT IS RECEIVED NO LATER THAN DECEMBER 13, 2021 .



Candidate Biography's

Hello Owners, I would like you to take an opportunity to read the biographies of the candidates for the board of directors.

Robert Clark



I am interested in volunteering to serve on the Grand Lakes HOA Board. My family and I have made our home in Grand Lakes since we bought our home in 2001. We have seen many excellent changes over the years. Things were much different then; as we were some of the first to live in our section, we heard coyotes every night and often saw owls, opossums, etc. The beautiful oaks have matured and provide excellent shade and visual impact on entering the neighborhood. Likewise, the lakes, parks and walking trails are a fine drawing feature for the community. However, ongoing maintenance is important to preserve the appearance and quality of Grand Lakes and is a high priority to me.

I recently retired after working in the oil business as an engineer for over 42 years, the last 19 years being with BP. I have had the pleasure of working with talented people from a wide variety of cultures working in various countries around the world, as well as within BP. We have found that the variety of cultures present in Grand Lakes is another attractive feature of living here.

Now that I have more free time, I would like to give back to Grand Lakes by serving as a Board Member to represent the interests of the homeowners.

I ask for your support



William Horne



My name is William (Will) Horne, and I live at 6206 Royal Hollow Lane, phase 3. I am 44 years of age and from the United Kingdom but have resided in Grand Lakes for three years with my wife and three boys, who attend Alexander Elementary. Previously, living in the Middle East and Asia. I have been in a Operations Managers role for the past 10 years in various parts of the world in my industry.

Grand Lakes was our first choice to move to as we felt it offered our children safety, a sense of community, great amenities, and a great school district. I would like to be considered a s board member for Grand Lakes, as I feel with my past experience of living in different countries and learning how other places operate would bring valuable input to the running of the community.

In the past few months, I have witnessed some disharmonious interactions between the Board and community members, I seek to use my past knowledge and operations experience to bridge the gap between the community and the Board. With Grand Lakes being a very multi-cultural area my experience with different cultures will bring a benefit to the board to keep an open view of all who live in this great community.

I would like Grand Lakes to continue to be a place where people want to live and have a home with great neighbors and a caring community.

Grand Lakes

Ann Minks



I am asking for your vote. Together, we can bring our neighborhood back to the beauty and GRANDeur that caused us to move here. I invite you to share and be a part of this vision.

As a 22+ year resident of Grand Lakes, I have come to truly appreciate and love this neighborhood we all call our home. Unlike others who have had one event spur them to run for our board, I am running because I know that my passion, skill set, and business and real estate knowledge are strong assets to help accomplish our like goals.

- My Grand Lakes vision moving forward is to restore the energy, feeling, and a sense of pride in our neighborhood. I have attended every HOA meeting for over a year and have listened, to my fellow neighbors express their concerns, upsets, and frustrations.
- I have, for over a year now, responded and taken actions to address issues to enhance our neighborhood. I have been working for months putting together a plan to present to our homeowners regarding a plan to:

Create protocols for management and strong reference checks regarding our expectations of current/future contractors we hire for Grand Lakes. This plan, if agreed by a majority of other board members, will include state of the art technology tools to assist in procedures, projections, and budgets and will enhance the notification and transparency we all desire. These ideas, once in place, will aid residents and present/future board members for years to come.

Skills

- I am an effective communicator. I listen, ask questions for clarifications, and effectively share with others.
- Over 40 years of fiduciary experience
- I am transparent, respectful, accountable, and **outcome focused**
- I do what I say I'll do **AND** I do it when I say I'll do it
- Lifetime Achievement Award in Real Estate and Owner of multiple title company offices. My work history spans almost 50 years. I personally have handled over 10,000 real estate closings and many hundreds of real estate sales. These professions gave me skills in bringing people together who have the same goal and help by guiding all to an effective outcome. I have sold homes in all sections of Grand Lakes, both brand new and existing, and know our neighborhood, and its history, very well.

Thank you.



Joe Perez



My name is Joe Perez and myself, along with my beautiful family, have been residents of Grand Lakes for just over 2 years. We knew, from the moment we first drove in, that this is the place we wanted to call home.

There is not a day that goes by that we don't count our lucky stars for the privilege of being members of this great community so, with that close to my heart, I step forward to do my part in helping to lead Grand Lakes into the great future it deserves, so help me God. Speaking for our trees and your voice was my wakeup call and the reason I, along with many others first stood, but it didn't take long to realize how much more is needed in our community.

With your vote, your voice, we shall forge ahead & deliver our Grand Lakes to her greatest future yet. The mission I swear to uphold on your behalf:

- Spirit- Have an HOA that works together thus fostering volunteerism
- Better Organization- Less dependence on individual board members, strengthen "self-governance" by more empowered committees while retaining checks & balances
- Transparency- Consistent, open & clear communication on all community projects, RFQ's & open issues.
- Integrity- No conflicts of interest or special relationships with Vendors
- Accountability- Vendors compete for our business & deliver on promises
- Fairness- Include local businesses in every RFQ, apples to apples comparisons
- Community- Provide a centralized and official Social Media alternative to Facebook & Nextdoor thus fostering higher community engagement in elections, HOA meetings & events as well as minimize confusion
- Fiscal responsibility- Do away with "pet projects", if non-essential involve community, GAP accounting, explore opportunities to lessen PMG dependency

Grand Lakes

Ruei Tuo



My name is Ruei Tuo. I am running for the Board of Grand Lakes Community Association. My family and I moved to Grand Lakes in 2006. My husband

and I have raised 3 awesome kids in this amazing community. Through school, swim team, and community volunteering, I have met many wonderful neighbors, some have become my good friends. I am grateful for what life

has brought me and my family, and want to help other families to have the same opportunities in Grand Lakes.

The latest issue of tree-removal has inspired me to form a vision of what I would like to do to improve communications, streamline the processes, and be fiscally responsible to sustain our community for years to come.

Transparency, consistent process, and sustainable fiscal strategy, I believe, are the keys to future success of our community. I believe, together, we can build a sustainable future for our beloved Grand Lakes.

The following are some ideas I hope will help me achieve my goals:

1. Foster collaboration and cooperation of the board.
2. Board members should live in Grand Lakes year round to stay close to and be involved in the community.
3. Bidding and bid evaluation process must be fair and transparent.
4. Board members must disclose conflict of interests and excuse him/herself from voting on the work if conflict exists.
5. Hire a community manager who is dedicated to Grand Lakes' affairs full time.
6. Streamline the maintenance process and report of work progress and completion.
7. Streamline the community reporting process and management follow up procedures.
8. Utilize technology and available tools to ensure information is easy to access and readily available to members of GLCA.
9. Foster community involvement and recognition of volunteers' work.
10. Establish a budget item for the Butterfly Garden for regular maintenance and upkeep. I like to personally thank Amy Barta for her tireless work and selfless contribution for this cherished feature of our community.
11. Repair the topiaries in Barn Park so families in Grand Lakes can enjoy them like my family did when my kids were young.
12. Explore the options of planting native trees such as Crepe Myrtles in place of the trees removed due to damage caused by last winter storm.