

GRAND LAKES COMMUNITY ASSOCIATION, INC.

Minutes of the Special Meeting of the Board of Directors on February 27, 2023

The Grand Lakes Community Association, Inc., held a Regular Board Meeting of the Board of Directors via Zoom on February 27, 2023.

Attending Members of the Board:

Richard Powell
Dean Haefner
Robert Clark
Ann Minks
Michael Gress

Guests:

Erica Morgan, Director of Sited Operations
Valerie Fisher, General Manager
Clint Brown, Legal Counsel RMWBH

Call To Order:

Established quorum and called the meeting to order at 6:05 p.m.

Approval of Meeting Agenda: Motion by Richard Powell to approve meeting agenda. Seconded by Dean Haefner.

Approved by: Richard Powell, Dean Haefner, Robert Clark, Ann Minks, Michael Gress

Election of Officers:

- Motion by Dean Haefner to nominate Richard Powell as President. Seconded by Robert Clark. **Approved by: Richard Powell, Dean Haefner, Robert Clark, Ann Minks, Michael Gress**
- Motion by Richard Powell to nominate Dean Haefner as Vice President. Seconded by Robert Clark. **Approved by: Richard Powell, Dean Haefner, Robert Clark, Ann Minks, Michael Gress**
- Motion by Richard Powell to nominate Michael Gress as Treasurer. Seconded by Dean Haefner. **Approved by: Richard Powell, Dean Haefner, Robert Clark, Ann Minks, Michael Gress**
- Motion by Richard Powell to nominate Robert Clark as Secretary. Seconded by Dean Haefner. **Approved by: Richard Powell, Dean Haefner, Robert Clark, Ann Minks, Michael Gress**
- Motion by Richard Powell to nominate Ann Minks as Director at Large. Seconded by Dean Haefner. **Approved by: Richard Powell, Dean Haefner, Robert Clark, Ann Minks, Michael Gress**

Approval of Minutes:

Motion by Richard Powell to approve the October and December 2022 Meeting Minutes. Seconded by Dean Haefner.

Approved by: Richard Powell, Dean Haefner, Robert Clark, Ann Minks, Michael Gress

Email Approvals:

- Approval to have Goosehead Environmental maintain Planter Boxes quarterly
- Approval to have Goosehead install dirt and plant material in Phase 1 N
- Approval to replace double slide at April Springs park
- Approval to add new benches, trash cans, and pet stations throughout community
- Approval to repaint all vertical poles that support the wind sales in PH 3 and 2 iron arches in PH1S
- Approval of Sod installation Fry Rd West of Peek
- Approval of Green Committee: Litter Pick up 2023
- Approval to repaint all playground fixtures and splash pads
- Approval of Iron Fence Repairs along 99/Grand Parkway
- Approval of terminating services & settlement of pool company
- Approval of removal 7 dead trees with stump grinding
- Approval of Bluewater Recreation Pool Contract
- Approval of emergency underground water leak at NE corner of Fry & 99
- Approval of tree root grinding for up to 10 days throughout the community
- Approval of tree trimming in Ph 4 that are interfering with Katy ISD buses
- Approval of terminating services & settlement of landscape company
- Approval of HSI Landscaping Contract
- Approval of Photos with Santa Event
- Approval of grass install PH2
- Approval of Bird Stop Proposal
- Approval of Management Contract Addendum
- Approval of date for 2022 annual meeting date
- Approval to hold annual meeting via zoom
- Approval to trim trees at Swim, Frog, & Rock Playground and 3 pool areas

- Approval of Cancellation of November meeting
- Approval of planter box repair near signature fountain PH1N
- Approval of Dog Park and Formal Park Pergola Replacement

Projects Completed:

- Installation of 6 Tennis Court Benches
- Replaced squeegee rollers for all tennis courts
- Playground Updates – Barn, Atwater, Rock & April Springs
- Ph 1 N Rebuild of Planter Boxes
- Kiddie Mulch added at all playgrounds
- Phase 1 S - Iron Railing on Grand Corners Painted
- Phase 1 S - Rehung wind screens
- Phase 1 N - Rehung wind screens & repaired tennis net cranks
- Phase 2 - Grass installation - East side of Peek Rd complete
- Phase 3 - Dog Park Pergola completed
- Phase 3 - Iron Railing in Monument at Ivy Arbor - repaired & painted

Projects Underway:

- Phase 1 N - Ordered new rubber coated chains for playground swings
- Phase 1 N - Ordered 2 new bucket chairs for Rock Pool Playground
- Phase 2 - Formal Park Pergola project nearing completion
- Phase 1 N & S - Planter box (vegetation installation) Project
- Phase 4 – Grass Installation Fry Rd West of Peek (partnership with MUD 4)

Financials:

Motion by Richard Powell to turn over Account ending in 0116 to the law firm to file a lawsuit and seek foreclosure. Seconded by Dean Haefner. **Approved by: Richard Powell, Dean Haefner, Robert Clark, Ann Minks, Michael Gress**

Community Manager Morgan presented the December 2022 (Year End) Financials. Motion by Richard Powell to approve the December 2022 Financials. Seconded by Dean Haefner. **Approved by: Richard Powell, Dean Haefner, Robert Clark, Ann Minks, Michael Gress**

Old / New Business:

- **Community Events:**
 - Litter Pick Up 4/1
 - Easter Event 4/8
 - Spring Garage Sale 4/22

Open Forum –

- Owner asked about tree replacements
- Owner stated Swim Team Pool needs attention.
- Owner asked what association paid to terminate former landscape and pool contract.
- Owner asked how much did HOA pay for legal expenses in 2022.
- Owner asked when meetings will be 1 n person.
- Owner asked where the \$500 Board reimbursement would be in financials. - - This was clarified that it was not a reimbursement. It was maintenance repair items.
- Owner asked what the reserve balance was.
- Owner asked when iron fence gap by Home Depot would be fixed.
- Owner asked about the road noise from 99 and additional lanes.
- Owner asked if legal was charging for their attendance at the meeting.

Next Board Meeting: March 27, 2023 (subject to change)

Adjournment

With no further business to discuss, the meeting was adjourned at 6:36 p.m.

Board Member

Date