

Grayson Lakes Community Association Inc.
Minutes of the Board Meeting
October 13, 2010
6:00 PM
2042 Broken Branch Court

CALL TO ORDER

Meeting called to order at 6:40 pm at 2042 Broken Branch Court, Katy TX 77494.
Directors present: Bill Proctor, Becca Patterson, Michael Helsel and Ed Parma. Trey DeVillier with the management company was also in attendance.

APPROVAL OF PREVIOUS MEETING MINUTES

The minutes of the September 8, 2010 meeting were reviewed by the Board. With a motion by Ed Parma, and a second by Bill Proctor, the meeting minutes were approved with minor correction(s). Michael Helsel was not in attendance for the September 8 Board meeting as reflected in the minutes.

GUESTS

- A. Sharon McAdory – 1118 Longdraw Dr.
- B. Shirley Parma – 2118 Linden Rock
- C. Jean Bays – 2126 Linden Rock
- D. Lanny Hitchcock – 1607 Lake Grayson
- E. Mary Lou Proctor – 2042 Lake Fountain
- F. Sandy Helsel – 1235 Lake Grayson
- G. Kathy Monroe – 2111 Linden Rock

COMMUNITY INPUT AND CONCERNS OF GUESTS

- A. Attending Grayson Lakes residents were concerned with the recent MUD-130 implementation of Patrol Services in Grayson Lakes. The Board provided their current assessment of the program. The Patrols were for only the MUD district that is primarily Grayson Lakes. The officer's shift assigned to the district is 40 hours per week according to the contract with MUD-130. The exact times of the patrols were requested not to be published.
- B. Resident, Lanny Hitchcock, reported that someone is storing a trailer in the common area. The trailer seems to appear and is removed after a few days. Mr. Hitchcock recommended that the trailer be towed from the common area; however a Board Member or other representative of the community must be present to authorize the towing. A notice will be posted on the trailer the next time it appears and if not removed within 24 hours, authorization will be given to tow the trailer.
- C. Grayson Lakes resident, Kathy Monroe, addressed the board regarding her assessment fees and conflict with the association's approval for a neighbor's Martin bird house. Mr. Monroe proposed to the Board that she would accept current damages that she has endured as a result of the installation of the neighbor's Martin bird house if the Board would (1) demand the removal of the Martin bird house from her neighbor's property and (2) wave any and all attorney fees relating to her properties delinquent assessments. Mr. Monroe demanded a response from the board on or before the following Monday at 5:00 pm. The Board will discuss in closed session and consult with the association's attorney.

COMMITTEE REPORTS

- A. Communications Committee – Articles for the November/December newsletter are due November 1st and delivery to the post office is expected to be on or before November 8th.
- B. Events Committee – Becca Patterson reported the Garage Sale event is scheduled for this Saturday. The Events Committee is still working on all the details for the Holiday Event and scheduling the installation of the Holiday Decorations.
- C. Safety and Security Committee – Lee McAdory and Bill Proctor reported on their meeting. Mr. Proctor recommended the Board authorize a “thank you” letter to be sent to the MUD-130 Board for adding the security patrol to the district. The Board agreed. Mr. Proctor will draft the letter and send a copy to mail on Grayson Lakes letterhead. The Board also discussed providing the new Patrol Officer access to the Recreation Center in Grayson Lakes. With a motion by Ed Parma, seconded by Becca Patterson, the board approved to provide keys and an access card to the new Patrol Officer.
- D. Lake/Irrigation Committee – Ed Parma reported the committee met last night. Bill Bays is currently evaluating the lake reports from Lake Pro. The Board discussed sending out a survey for residents to respond regarding adding color to the lake. Various opinions were presented to cover the additional expense that was not budgeted for 2011. Ed Parma will draft a copy of the survey to be approved by the Board.
- E. Landscape Committee – Sandy Helsel presented the most recent committee report included in the Board packets.
- F. Architectural Review Committee – Bill Proctor reported the ARC does have one new potential ARC Member. After the third meeting the ARC will recommend the Board they appoint the new member for the ARC.
- G. Budget Committee – Michael Helsel reported the committee has presented their final budget to the Board on September 29th. The Board has reviewed the final proposed budget with the 2011 Maintenance Assessment set at \$970.00. With a motion by Michael Helsel, seconded by Bill Proctor the proposed budget was approved. With a motion by Michael Helsel, seconded by Becca Patterson the 2011 Maintenance Assessment Rate was set at \$970.00 per property address.

FINANCIAL REPORT

The Board reviewed the August 2010 financials. Ed Parma reported, with quick review, the financials still are still in good shape to make expenses though the end of the year. Mr. Parma cautions the Board on any unnecessary expenses at this time.

NEW/OLD BUSINESS

- A. Calendar Check/Review – According to the calendar the upcoming dates to be aware of are;
 - 1. Newsletter Articles by 10/31/2010
 - 2. Holiday wreath repairs 11/2/2010
 - 3. Post Candidate info on website 11/5/2010
 - 4. Newsletter to mail on 11/8/2010
 - 5. Annual Meeting Notices to mail on 11/9/2010
- B. The Board reviewed the 2010 Projects List. No new items were added at this time.
- C. The Board discussed extending the current landscape maintenance contract for 2 years with the current vendor, CJ's Yardworks. The Board requested to a copy of the new contract for review at the next board meeting.
- D. The Board reviewed the proposal from Lake Pro for repair options to fountain number 11. The Board approved the repair option for \$1,818.19.

- E. The Board reviewed the pressure washing proposal for various structures the community. No action was taken at this time.
- F. The Board reviewed the proposed Landscape Guideline and Landscape Maintenance Guideline presented by the ARC and Landscape Committee. Ed Parma suggested minor changes. In addition to the changes Ed Parma requested the ARC provide a table for trees in rear yards for properties abutting to the lake. The Board requested that the guidelines be sent back to the ARC for recommendations to be resubmitted for Board review.
- G. The Board reviewed the letter from Woodcreek Junior High soliciting a donation from the Association for the installation of a new sign. No donation was approved by the Board at this time. Bill Proctor volunteered to draft a response to be mailed to Woodcreek Junior High.
- H. The Board was provided information on management office operational changes.

CLOSED SESSION 8:10 pm – 8:27 pm

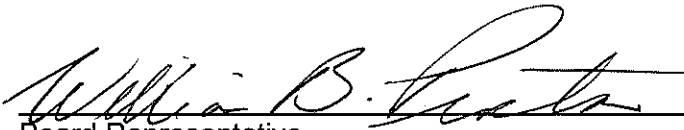
- A. The Board reviewed the current balances for past due accounts.
- B. The Board discussed proposal from a Grayson Lakes resident to waive collection and legal fees.

RECONVENE TO OPEN SESSION

- A. No action at this time.
- B. The Board requested closed meeting discussion be sent to the Associations Attorney.

ADJOURN

With a motion from Bill Proctor and a second by Becca Patterson, the meeting was adjourned at 8:30 pm.


Board Representative