

Grayson Lakes Community Association Inc.
Minutes of the Board Meeting
February 10, 2010
6:00 PM
2042 Broken Branch Court

CALL TO ORDER

Meeting called to order at 6:05 pm at 2042 Broken Branch Court, Katy TX 77494.
Directors present: Bill Proctor, Mike Helsel, Ed Parma, Giovanni Coquis and Becca Patterson along with appointed member Lee McAdory. Trey DeVillier with the management company was also in attendance.

APPROVAL OF PREVIOUS MEETING MINUTES

The minutes of the December 16, 2009 and January 20, 2010 meetings were reviewed by the board. With a motion by Michael Helsel, seconded by Lee McAdory both meeting minutes were approved.

GUESTS

- A. Ernest Flores – 1606 Baldrige Ln
- B. Tom Mueller – 2042 Lake Fountain
- C. Sandy Helsel – 1235 Lake Grayson
- D. Mary Lou Proctor – 2042 Lake Fountain

COMMITTEE REPORTS

- A. Budget Committee – No report at this time.
- B. Architectural Review Committee – There were two submitted items that were reviewed via email by the Committee in January. The February ARC meeting will be held on February 18, 2010.
- C. Communications Committee – No report at this time. Meetings are held every other month and the next meeting is scheduled for March.
- D. Events Committee – Becca Patterson reported the Events Committee is currently working on an upcoming fishing derby. Becca reported some residents may be sending in donations for this event and they should be included in the Events Committee budget.
- E. Safety and Security Committee – Lee McAdory reported the Safety and Security Committee is currently being updated and they are seeking new members. The current block captains on record will be getting information out regarding any changes.
- F. Lake Committee – Ed Parma reported the Lake Committee discussed the questions that were presented at the annual meeting in December. Some members requested to include the questions in the form of a pole in an upcoming newsletter due to the low attendance at the annual meeting. Ed Parma also proposed changing the rain sensors for the irrigation system to moisture sensors. More information will be presented to the board at a future board meeting. Ed Parma also reported that many of the entrance lights are not working and may need to be replaced, and is working on obtaining a proposal. Additionally, the Lake Committee would like the board to place the community dock near the Rec. Center as a high priority on the list of projects for 2010. In conclusion the contract with Lake Pro will expire at the end of April. Ed Parma will review the current contract and information provided by Lake Management and will issue a recommendation at the next board meeting.
- G. Landscape Committee – Sandy Helsel was in attendance to discuss the contract proposed by CJ's Yardworks. The board has reviewed the contract as presented.

With a motion by Michael Helsel, seconded by Ed Parma the board approved and accepted the contract from CJ's Yardworks. The board requested a 30 day notice of termination letter be sent to HLU (current contract) and have the CJ's Yardworks contract commence on the date the HLU contract expires.

COMMUNITY INPUT AND CONCERNS OF GUESTS

Grayson Lakes resident Ernest Flores was in attendance to address concerns within the community.

- Mr. Flores is concerned with the increase in residents that have not paid their association dues and inquired on what efforts are being done to collect these fees.
 - The board reported the association is taking every legal means availed by law to pursue collection of any unpaid assessments. These steps include but are not limited to filing liens against property owners to secure these fees from current owners.
- Mr. Flores is concerned that the association is wasting money on overwatering. The current irrigation systems are not shutting off when it's raining or has recently rained.
 - The board is actively reviewing the irrigation system and has already started implementing water saving steps that will continue throughout 2010.
- Mr. Flores is concerned with the condition of the common areas.
 - The board reported that the Landscape Committee has already submitted proposals for changes with the new landscape maintenance contractor. The new contractor is expected to start in Mid March and Landscape Committee will be monitoring the new contractor for improvements.
- Mr. Flores is concerned with the limited lighting around the Rec. Center and play structure.
 - The board will have an electrician or lighting specialist evaluate the area and propose any additional lighting that may be needed.
- Mr. Flores is concerned about the wrought iron fence at the end of his street. It is in need of refinishing/painting.
 - The board will request proposals for the fence to be repainted or refinished and include this on the 2010 Projects List.

FINANCIAL REPORT

The board reviewed the January 2010 financials.

NEW/OLD BUSINESS

- A. The board reviewed the 2010 Projects List. Additional review and prioritizing will be made to the list at the next board meeting. At this time Ed Parma motioned to spend up to \$800.00 for 4 new moisture sensors for the irrigation system. The motion was approved with a second by Giovanni Coquis.
- B. The board was presented with a calendar by Ed Parma for review and discussion. Lee McAdory recommended an online calendar, accessible by the board via the internet, from Google. Ed Parma will investigate and report back to the board.
- C. The board reviewed an entry lights proposal. No action was taken at this time and the item will be placed on the 2010 Projects List.
- D. The board reviewed an updated pool rules sign for 2010. Changes were discussed and the revised sign will be presented at the next board meeting.
- E. The board tabled the discussion regarding Governing Documents for a future board meeting.
- F. The board was updated on the Champion late fee recovery. Community Sound is still waiting for a report on the history of late fees from Champion. This item will be placed on the next board meeting agenda.

CLOSED SESSION 8:40 pm

- A. The board reviewed a maintenance fee request from a resident in the 1600 block of Grayson Lakes Blvd.
- B. The board reviewed a maintenance fee request from a resident in the 1900 block of Grayson Lakes Blvd.
- C. The board reviewed a residents letter from the 2200 block of Dorman Ct.

RECONVENE TO OPEN SESSION 8:55 pm

- A. The board approved the proposed plan for action item "A" to include interest with a motion by Giovanni Coquis, seconded by Michael Helsel.
- B. The board approved the proposed plan for action item "B" to include interest with a motion by Giovanni Coquis, seconded by Michael Helsel.
- C. The board discussed responses to item "C".

ADJOURN

With a motion from Bill Proctor and a second by Michael Helsel, the meeting was adjourned at 9:00pm.

Board Representative