

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

CALL TO ORDER

Meeting called to order at 6:33 pm at 2042 Broken Branch Court, Katy TX 77494.
Directors present: 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. Bill Proctor was unable to attend this meeting.

APPROVAL OF PREVIOUS MEETING MINUTES

The minutes of the February 10, 2010 meeting were reviewed by the board. With a motion by Edd Parma, seconded by Giovanni Coquis, the meeting minutes were approved.

GUESTS

- A. Bob and Denise Mersmann – 1519 Lake Grayson
- B. Edd and Pat Plesko – 835 Lake Grayson
- C. Sharon McAdory – 1118 Longdraw
- D. Mary Lou Proctor – 2042 Lake Fountain
- E. Shirley Parma – 2118 Linden Rock
- F. Chris Kurklin – 1526 Baldrige

COMMITTEE REPORTS

- A. Budget Committee – Ed Parma discussed the need for annual financial reports for 2009. They are due by May 1st. Mr. Parma requested to review the 2008 reports and will schedule a date and time to review this information at the management's office. Ed Parma also provided the board an update on current assessment income for 2010.
- B. Architectural Review Committee – There were five submitted items that were reviewed at the February 18, 2010 meeting.
- C. Communications Committee – Mary Lou Proctor proposed attaching "No Soliciting" signs to the current signage in place in the community. The board requested CSI obtain two options for the installation as well as cost for both. Mrs. Parma also proposed posting a summary of the board meetings on the website. Becca Patterson has volunteered to record notes and provide a summary to be posted. Edd Plesko reported activity on the website has increased recently.
- D. Events Committee – Becca Patterson reported the Events Committee is still looking for additional volunteers for the April 24th fishing derby. Donations are also being requested for this and any future events.
- E. Safety and Security Committee – Lee McAdory reported the Safety and Security Committee met last week and will be meeting every even month. They are currently looking for additional block captains to help form an effective neighborhood watch program.
- F. Lake Committee – Ed Parma provided his recommendation to renew the contract with Lake Pro for lake management services. It was also suggested that a two year contract would be acceptable to lock in the current price.
- G. Landscape Committee – Michael Helsel provided a brief update from the recent Landscape Committee meeting on March 9, 2010. The board discussed the ARC

soliciting the need for landscape guidelines for Grayson Lakes. The ARC will submit a proposal for the board to review and approve.

COMMUNITY INPUT AND CONCERNS OF GUESTS

- Grayson Lakes residents Bob and Denise Mersmann were in attendance to inquire about street parking. The association has a restriction for property owners not to park on the street. However, enforcement of this restriction has to be from the Fort Bend County Sheriff's office. Letters will always be sent from the association, based on reports filed with the management office.
- The Grayson Lakes board, as well as attending members, expressed concerns with the community dock. The dock may be hazardous based on its current condition. Plans to repair the dock are a priority and should be completed in the next 7 to 10 days. If any delays arise, signs of caution will be installed.

FINANCIAL REPORT

The board reviewed the January 2010 financials.

NEW/OLD BUSINESS

- A.** The board reviewed the 2010 Projects List. The board ranked several items in order of importance. The revised and updated list will continue to be placed on the monthly board meeting agenda, to monitor current, pending and completed projects.
- B.** The board discussed the use of two calendars: one for operations and the other as a detailed calendar. No action was taken at this time due to differences in opinion regarding the type of calendar to be used.
- C.** The board discussed Lake Pro's contract. With a motion by Giovanni Coquis, seconded by Ed Parma, the board approved to sign a new 2 year contract with Lake Pro. The contract will be requested and submitted at the April board meeting.
- D.** The board reviewed and discussed the Ewing credit application. After discussion, it was determined that a cash account could be set up that would not require issuance of a credit application and still be tax exempt. Chris Kurklin will provide the new forms next week for processing.
- E.** The board reviewed the Ewing proposal for the 4 moist sensors installation. The funds were previously approved and no additional action was taken. A check will be processed and delivered to Ewing when the cash account has been set up with tax exempt status.
- F.** The board reviewed the Griffin Fence proposal for the court yard and pool entry gates. With a motion by Ed Parma, seconded by Giovanni Coquis, the proposal was approved. The board tabled any action on the proposal for a new iron fence near the tennis court play area. Further discussion and consideration may be required.
- G.** The board reviewed the A. Fuller Electric proposal to increase lighting and repair existing lighting around the recreation center and pool building. The board tabled approval and requested a proposal to include the additional GFI outlets, required for the lighting of holiday decorations. Board members anticipate a possible discount to conduct both at the same time.
- H.** The board reviewed the revised pool rules sign for 2010. The board approved the purchase of 2 signs at \$300.00 each with a motion by Lee McAdory, seconded by Giovanni Coquis.
- I.** The board reviewed the Texas Services tree trimming proposal. The board took no action and the proposal will be placed on file for future reference.
- J.** The board discussed the Champion Energy late fees list. Ed Parma will review the list provided, along with the information he has obtained. The board was very concerned with this issue and required immediate action by the management

company to insure future late fees will not be incurred. The management company agreed to increase monitoring on all utility accounts and will be responsible for any future late fees.

- K. The board tabled the lesson on amending governing documents until the April meeting, as Bill Proctor could not attend this meeting.

CLOSED SESSION 8:31 pm

The board reviewed the current balances for past due accounts. Second notices have already been processed and final notices will expire April 9, 2010. All unpaid balances for 2010 will be turned over for collection in April. No action was taken during closed session.

RECONVENE TO OPEN SESSION 8:44 pm

ADJOURN

With a motion from Michael Hesel and a second by Giovanni Coquis, the meeting was adjourned at 9:45pm.

Board Representative