

Grayson Lakes Community Association Inc.
Minutes of the Board Meeting
April 14, 2010
6:00 PM
2042 Broken Branch Court

CALL TO ORDER

Meeting called to order at 6:35 pm at 2042 Broken Branch Court, Katy TX 77494. Directors present: Bill Proctor, Mike Helsel, Ed Parma, and Becca Patterson. Trey DeVillier with the management company was also in attendance. Giovanni Coquis, Lee McAdory and Kurtis Gross were unable to attend this meeting.

APPROVAL OF PREVIOUS MEETING MINUTES

The minutes of the March 10, 2010 meeting were reviewed by the board. With a motion by Ed Parma, seconded by Michael Helsel, the meeting minutes were approved.

GUESTS

- A. Darrell Thornley – potential future resident
- B. Sandy Helsel – 1235 Lake Grayson
- C. Mary Lou Proctor – 2042 Lake Fountain
- D. Shirley Parma – 2118 Linden Rock

SUPPLEMENTAL

- A. Ed Parma passed out handouts for the board and attending members, to discuss information regarding amending certain portions of the Covenants, Conditions, and Restrictions. The board felt the information provided by Mr. Parma was informative and helpful.

COMMITTEE REPORTS

- A. Budget Committee – Ed Parma provided a timeline comparison chart indicating 2009 vs. 2010 assessment recovery. The handout indicated, the association is in the same place in collections, as from 2009. The good news is we are not below. The activity will continue to be tracked.
- B. Architectural Review Committee – Bill Proctor reported, at the last ARC meeting the committee did approve a resent resident's submission for freestanding solar panels for the rear yard. The ARC will be working on a guideline for future submissions presented to the board for review, at any future meetings.
- C. Communications Committee – Mary Lou Proctor reported that the Communications Committee has not had their meeting yet this month. Mrs Proctor did report the article submission deadline for the next issue is April 22nd.
- D. Events Committee – Becca Patterson reported the Events Committee is ready for the upcoming Fishing Derby and has lined up all the necessary volunteers for the event. They are hoping for a great day for fishing. It should be fun for all who participate or attend.
- E. Safety and Security Committee – Lee McAdory was unable to attend. Bill Proctor reported that Grayson Lakes has lost one of its Block Captains because the resident is moving. They will be seeking a new volunteer for this position.
- F. Lake/Irrigation Committee – Ed Parma reported he is working with the irrigation representative with CJ's Yardworks and will be meeting with Calsense to help explain the system.
- G. Landscape Committee – Sandy Helsel reported the Landscape Committee had their 1st meeting with CJ's Yardworks and the transition is going well. The Landscape

Committee has already discussed plans for the seasonal color change-out for May. CJ's Yardworks has asked for a grow order for the fall to make sure we get exactly what we want and possibly save some money. The Landscape Committee has asked CJ's to submit three (3) different combinations for the committee to approve. In addition to the three (3) color proposals the committee requested a proposal to increase the color beds. All proposals will be submitted to the board for review.

COMMUNITY INPUT AND CONCERNS OF GUESTS

Mrs. Proctor is concerned with the condition of a property on Lake Fountain and requested that the board take a look and help speed efforts to force the owner to comply.

FINANCIAL REPORT

The board reviewed the February 2010 financials.

NEW/OLD BUSINESS

- A. The board reviewed the 2010 Projects List.
 - 1. The Landscape Committee requested that the board allocate \$175.00 towards the transplanting of a tree, near the Rec. Center, to a different location. Michael Helsel motioned to add the \$175.00 to the project list. After discussion the motion was not seconded and the motion was not carried.
 - 2. Ed Parma motioned to add \$1,000.00 to the projects list for annual financial reports by a 3rd party accounting firm and add this to the budget for 2011. The motion was seconded by Bill Proctor and the item was added to the current project list.
- B. The board was updated on the current status of the Sales tax refund Status. All forms for HLU, Lake Management, Bratton Pools, and Avant Garde Aquatics have been processed and will be collected in the next week to 10 days.
- C. The board discussed the Champion late fees. Ed Parma reported that his figures as well as Trey's were wrong. From Trey's figures there was a \$265.00 difference from the actual. Ed reported most of the late fees incurred were from statements that were received exactly four (4) days late for whatever reason. Ed Parma motioned with a second by Becca Patterson, to discontinue further action as long as the management office will be responsible for diligently managing these timely bills and be responsible for late fees that are under their control.
- D. The board reviewed a copy of the signed two (2) year contract with Lake Pro.
- E. The board reviewed the Ewing Preferred Cash Card Application.
- F. The board reviewed the proposal from A. Fuller Electric for adding outlets near the entrance for annual holiday decorations. The board decided to take no action at this time and remove this item from the projects list.
- G. The board reviewed the updated Operations summary. One minor correction was noted for Lee McAdory's street name.
- H. The board reviewed the letter from HLU thanking the community for their years of service to Grayson Lakes.

CLOSED SESSION 8:04 pm

- A. The board reviewed the current balances for past due accounts. Final notices have already been processed and will expire April 12, 2010. All unpaid balances for 2010 will be turned over for collection on April 19, 2010. No action was taken during closed session.

- B. The board considered taking action or writing off, a current account balance for a previous owner of a property on Broken Branch Court. The current owner resides in California.

RECONVENE TO OPEN SESSION 8:26 pm

A motion was made by Michael Helsel and approved with a second by Ed Parma to write off the current balance for the previous owner on Broken Branch and discontinue pursuit with legal fees.

ADJOURN

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

Board Representative