

**Grayson Lakes Community Association Inc.**  
**Minutes of the Board Meeting**  
**August 11, 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, Giovanni Coquis and Ed Parma. Trey DeVillier with the management company was also in attendance.

**APPROVAL OF PREVIOUS MEETING MINUTES**

The minutes of the July 14, 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).

**GUESTS**

- A. Shirley Parma – 2118 Linden Rock
- B. Sandy Helsel – 1235 Lake Grayson
- C. Mary Lou Proctor – 2042 Lake Fountain
- D. Tony Cantu – 1314 Longdraw Dr (*with Lawrence 'Larry' Gandy Sr.*)

**COMMITTEE REPORTS**

- A. Communications Committee – The Board discussed the recent community newsletter. The newsletter should reach the community in the next few days.
- B. Events Committee – No new information to report at this time. The next scheduled community event will be the Community Garage Sale on October 16<sup>th</sup>. Forms to sign up for this are published in the recent newsletter.
- C. Safety and Security Committee – No new information to report at this time. The Safety and Security Committee have updated information that is in the recent newsletter.
- D. Lake/Irrigation Committee – Ed Parma reported current sensors are now working to save water use. The new moisture sensors are more complicated and will continue to be monitored. Mr. Parma also reported that we are having a problem with one controller that may need to be addressed soon.
- E. Architectural Review Committee – No new information to report at this time. The next scheduled ARC meeting will be August 19<sup>th</sup>.
- F. Budget Committee – Michael Helsel has set the first Budget Committee meeting for August 25<sup>th</sup>. Additional meeting dates will be set at that first meeting.

**COMMUNITY INPUT AND CONCERNS OF GUESTS**

- A. Mr. Cantu addressed the Board with two items.
  - 1. Mr. Cantu reported that someone has tampered with the cable box in his rear yard. It was explained that this is an issue for the utility company to investigate. The Association is not responsible for cable boxes.
  - 2. Mr. Cantu reported that a direct neighbor may have altered the natural drainage of his property, thus adversely affecting his property. Mr. Cantu was requested to take photos of any flooding on his property to help better understand the problem. This issue will also be addressed at the next ARC meeting.

## **FINANCIAL REPORT**

The Board reviewed the June 2010 financials.

## **NEW/OLD BUSINESS**

- A.** Calendar Check/Review – The Board discussed sending the 2011 Assessment letter by the end of October and possibly a reminder post card regarding the annual meeting and election.
- B.** The Board reviewed the 2010 Projects List. The Board discussed the VGB Pool Compliance covers. Bill Proctor will ask his pool supply company for a price quote on the covers needed. Bratton Pools will be requested to revise the proposal to include installation labor only.
- C.** The Board discussed an update on the pipe for the Katy-Flewellen medians. The pipe was delivered to the contractor and has been installed.
- D.** The Board reviewed the recent notice from the North Fort Bend Water Authority (NFBWA) regarding their proposed fee increase.
- E.** The Board reviewed the recent notice from Champion Energy. The Board briefly discussed the contract expiration date of April of 2011.
- F.** The Board reviewed the notice from CJ's Yardworks regarding mold treatment for the common area Crepe Myrtles. CJ's is being very proactive in treatment and will monitor if additional treatments will be required.
- G.** The Board reviewed a resident's letter regarding non-solicited newspaper delivery called "yard bombing". The resident is opposed to this delivery. The Board requested a letter be sent to The Houston Chronicle to discontinue this practice in Grayson Lakes.
- H.** The Board reviewed a request from the Italian Culture Center for free use of the Grayson Lakes Recreation Center for area meetings. The meetings will be published in Katy area publications. The Board determined that if the meetings solicited any services for classes the use fee of \$35.00 per hour would be required.
- I.** The Board was updated on the status of the sales tax refunds. Current attempts have been unsuccessful and it was suggested that the Board may be required to source professional services to aid in the processing of these refunds.

## **CLOSED SESSION 7:48 pm**

- A.** The Board reviewed the current balances for past due accounts.
  - B.** The Board discussed current attendance regarding appointed directors.
- No action was taken during closed session.

## **RECONVENE TO OPEN SESSION 8:00 pm**

## **ADJOURN**

With a motion from Giovanni Coquis and a second by Ed Parma, the meeting was adjourned at 8:00 pm.

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Board Representative