

**Grayson Lakes Community Association Inc.**  
**Minutes of the Board Meeting**  
**September 8, 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, Becca Patterson, and Ed Parma. Trey DeVillier with the management company was also in attendance.

**APPROVAL OF PREVIOUS MEETING MINUTES**

The minutes of the August 11, 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. Mary Lou Proctor – 2042 Lake Fountain
- C. Gary Foster – 2211 Fenton Rock Lane
- D. Todd D’Pulos – 2026 Broken Branch Ct.

**COMMITTEE REPORTS**

- A. Communications Committee – Mary Lou Proctor reported the Communications Committee met prior to the Board meeting on September 8, 2010. The next newsletter deadline will be November 1<sup>st</sup> and expected delivery date to the post office will be November 8<sup>th</sup>. This issue will be focusing on the annual meeting in December. Mrs. Proctor reported that the community website is receiving approximately 28 hits per day and is in the 2<sup>nd</sup> year of a 3 year contract for web hosting. The renewal fee should be budgeted for 2011.
- B. Events Committee – The next meeting for the Events Committee will be held on September 21<sup>st</sup>. The Committee will be discussing the upcoming Garage Sale event. The Garage Sale form will be posted on the website for the October 16<sup>th</sup> event. Residents participating will be requested to send in their form along with the \$10.00 fee to the Management office for processing. The Committee will also discuss the Holiday event scheduled for Sunday December 5<sup>th</sup>. The Boat Parade and other events will be discussed at the meeting on the 21<sup>st</sup>.
- C. Safety and Security Committee – Lee McAdory and Bill Proctor discussed sending a community email reporting the recent vandalism at the pool facility and the closure of the pool. A draft will be sent to the Board for review and comments. Additionally Mr. McAdory reported preliminary costs on installing cameras for the pool facility. Additional details for installation costs will be obtained as well as options for onsite storage of data vs. offsite storage for the Board to review.
- D. Lake/Irrigation Committee – Ed Parma recommends that the remaining irrigation repairs to the Katy-Flewellen entrance to Grayson Lakes should be postponed until next year, since we are approaching the dormant season. The Lake Management reports for July and August were presented for review along with the Well Usage report.
- E. Landscape Committee – The next Landscape Committee meeting is scheduled for Tuesday September 14<sup>th</sup>.
- F. Architectural Review Committee – Shirley Parma provided a brief summary of the August ARC meeting. The next ARC meeting is scheduled for September 16<sup>th</sup>.

- G. Budget Committee – Michael Helsel reported the dates for the upcoming Budget Committee meetings will be September 15<sup>th</sup> and 22<sup>nd</sup> with a special meeting of the Directors for a Budget Workshop to be held on September 29<sup>th</sup>. The objective of the Budget Committee is to have a final budget submitted to the Board to adopt at the October 13<sup>th</sup> Board Meeting.

### **COMMUNITY INPUT AND CONCERNS OF GUESTS**

- A. Grayson Lakes resident Todd D’Pulos was in attendance to report and discuss recent late night activity at the pool facility. No vandalism was witnessed; however, Mr. D’Pulos did ask the late night visitors to leave the facility. Mr. D’Pulos also spoke about his experience regarding security cameras during the board discussion of options for security cameras.
- B. Grayson Lakes resident Gary Foster was in attendance to express concern about the early closing of the pool facility this year. After discussion regarding recent vandalism at the pool facility, Mr. Foster understood the Board’s decision regarding an early closure this year.

### **FINANCIAL REPORT**

The Board reviewed the July 2010 financials.

### **NEW/OLD BUSINESS**

- A. Calendar Check/Review – Ed Parma recommended that all Board Members check the working calendar, and that if anyone has trouble getting to the working calendar, contact Lee McAdory for assistance.
- B. The Board reviewed the 2010 Projects List. No new items were added at this time.
- C. The Board reviewed the recent notice from the North Fort Bend Water Authority (NFBWA) regarding their fee increase.
- D. The Board reviewed the proposal from Lake Pro to repair lake fountain No. 15. The Board approved the repairs. The signed approval will be faxed back to Lake Pro.
- E. The Board reviewed the revised proposal from Bratton Pools for the VGB Act drain(s). The Board tabled a decision on this pending a second proposal Bill Proctor will attempt to obtain from a local pool supply company.
- F. The Board reviewed a proposal to repair the short pole parking lights at the Recreation Center. The Board tabled review until the next meeting.
- G. The Board was provided with an update regarding a resident’s concern over “Yard Bombing” of the Houston Chronicle Newspaper. The Association is unable to stop this activity. Individual property owners will be encouraged to contact the newspaper directly to have their specific address removed from their delivery list.
- H. The Board discussed closing the pool for the remainder of the season. The pool is normally closed November 1<sup>st</sup> through March 1<sup>st</sup>. Due to the damages incurred during the recent vandalism, Bill Proctor motioned to close the pool immediately. There was a second by Ed Parma. A sign will be posted on the entry gate as soon as possible and a notice should also be posted on the community website. The repairs to the facility will be completed prior to the opening on March 1<sup>st</sup> of 2011.
- I. The Board discussed a resident’s request to use Grayson Lakes as a location for a “Walk/Run” fund raiser for a family member. The Board requested additional information and details from the resident. The information will be requested and sent to the Board via email.

### **CLOSED SESSION 8:55 pm – 9:05 pm**

The Board reviewed the current balances for past due accounts.

**RECONVENE TO OPEN SESSION 9:05 pm**

**ADJOURN**

With a motion from Bill Proctor and a second by Michael Helsel, the meeting was adjourned at 9:05 pm.

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Board Representative