

MINUTES OF THE BOARD OF DIRECTORS MEETING
GRAYSON LAKES COMMUNITY ASSOCIATION, INC

January 8, 2014
2042 Broken Branch
Katy, Texas 77494

CALL TO ORDER

With a quorum of Directors the meeting was called to order at 6:39pm

Board members in attendance were Lee McAdory, Vice President, Jim Keil, Treasurer, and John Jordan, Secretary, Robin Mann, Special Projects and the meeting was held at 2042 Broken Branch, Katy, Texas 77494. Also present was Ry Reid, PCAM, AMS, CMCA.

ABSENT: Ed Parma.

Homeowners present was: Mr. Kyle Baros.

CONFIRM AGENDA

Mr. McAdory called for the confirmation of the agenda. Mr. McAdory made the following change to the Agenda:

Under new business Welcome Packages.

The Board accepted the change and the agenda was confirmed.

COMMUNITY FORUM

Mr. Baros wanted to confirm that he had actually paid for two (2) pool cards. Mr. Reid advised that he would check on this. Mr. Baros also stated there are a lot of stop signs that need to be replaced throughout the community. Mr. Reid advised that he is working to have the faded or unusable signs replaced, but is having them replace in phases.

COMMITTEE REPORTS

Communications Committee (Edd Plesko)

Nothing to report at this time.

Events Committee (Becca Patterson)

Nothing to report at this meeting.

Safety Committee (Lee McAdory)

Nothing to report at this meeting.

Lake and Irrigation Committee (Ed Parma and Jim Keil)

Mr. Keil stated that the enclosure panels for the fountains have been placed on order but have not

arrived at this time. Will ratify at February Meeting.

Landscape Committee (Jean Bays)

Nothing to report at this meeting

Architectural Review Committee (ARC)

The ARC is still working on the re-write of guidelines to consolidate changes made over the last 5 years.

Budget Committee

Mr. Keil stated he has reviewed most records and will be able to make a determination for the financial report and audit to be done when 2012 and 2013 financials can be handed over.

MINUTES REVIEW

Board Meeting Minutes,

The Board reviewed the November 13, 2014 meeting minutes. Ms. Mann made a motion to accept the minutes as corrected, Mr. Keil second and the Meeting Minutes were approved.

Financial Review

The Board reviewed the October Financials. Mr. Keil reported he is still working with Morgan Stanley to sort out this account. Mr. Keil stated he would have a transfer of \$34,000.00 from the Morgan Stanley account to the New First account.

OLD BUSINESS

The Board requested that the “new” proxy form be added to the February Board Meeting. The Board discussed moving the date of the Annual General Meeting (AGM) from December. The Board agreed to set the AGM date for September 9, 2014, 7pm at the Wood Creek Junior High School. Sterling will contact the Junior High as soon as possible to make the reservation.

Ms. Mann stated that a tape would need to be made to change the month on the AGM Sign to September. Ms. Mann will provide the dimensions for the tape.

Mr. Keil stated that he will be working on updating the Reserve Study and will have a better idea of what need to be updated by the February Meeting.

Mr. Keil also stated that he has been working with Morgan Stanley to have the Association records more accurate and is expecting to have another Conference Call on Thursday. Currently in question is an \$11,000.00 inaccuracy in the bank statements, which may have something to do with the merger of Morgan Stanley. Mr. Keil also stated that the 2012 bank statements reflect what is shown in Quick Books.

The Board discussed the apron around the lake. Mr. Keil stated he spoke with a MUD representative and that representative stated he would have the MUD attorney draft a letter to determine who is responsible for the apron. Currently, there is nothing in writing as to who is

responsible for the apron. Mr. Keil stated he would update the Board at the February Meeting. The Board requested that all items be moved from the Action Item List to the Agenda and no longer use the Action Item document.

The Board discussed obtaining proposals for repairing both sets of French doors in the clubhouse, change hardware, paint the entire Recreation Center, install mirrors in the pool bathrooms, power wash the interior of the restrooms and paint the ceilings sky blue and the announcement sign frames need to be refurbished. Mr. Reid stated he would have the proposals for the February Meeting.

The Board discussed the Karen Road tree removal project and Mr. Keil made a motion to ratify this project, Ms. Mann second and the Board approved.

The Board reviewed the 2014 Lake Pro Contract. Mr. Jordan made a motion to accept and Mr. Keil second. The Board approved the 2014 Lake Pro Contract.

Mr. McAdory stated he had not received any welcome packages in the last couple of months and it normally runs about six (6) per month. Mr. Reid stated he would research and respond back to Mr. McAdory.

EXECUTIVE SESSION

The Board convened at 7:55pm into Executive Session.

The Board reviewed the status of the shed and the fence, second letter has been sent, the above ground pool, first letter has been sent due to wrong address being sent the notice, and the mulch the first letter was sent.

The Board reviewed the Delinquencies, Deed Restriction Report.

With no further business to come before the Board concerning the Executive Session it was adjourned at 8:17pm.

Next meeting is scheduled for February 8, 2014 2042 Broken Branch, Katy, Texas 77494.

With no further business to come before the Board concerning Association Business, Ms. Mann made a motion adjourn the meeting at 8:18pm and Mr. Keil second. So moved, and the motion passed.

John Jordan, Secretary