

MINUTES OF THE BOARD OF DIRECTORS MEETING  
GRAYSON LAKES COMMUNITY ASSOCIATION, INC  
June 11, 2014  
2042 Broken Branch  
Katy, Texas 77494

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**CALL TO ORDER**

With a quorum of Directors the meeting was called to order at 6:30pm

Board members in attendance were Ed Parma, President, Lee McAdory, Vice President, Jim Keil Treasurer and John Jordan, Secretary. Also present was Ry Reid of Sterling Association Services.

Residents Present: Mr. & Mrs. Mack and Stephanie Watson, Robin Cashman, Robert Stehr, Michele Smith, Jay Smith, Kristen Rotem, Bob Harthcock, Bill Royer Bill Proctor and Shirley Parma.

**COMMUNITY FORUM**

Residents' concerns are pool issues, safety and security and deed restrictions. Ms. Smith introduced herself and stated her son Jay wanted to read a statement to the Board. Mr. Jay Smith read the statement and the Board applauded him for bringing the matter to the Board. Mr. Stehr addressed the Board concerning the alleged vandalism of the pool and the furniture. Mr. Stehr stated his son was one that was responsible. The chairs were placed in the shallow end of the pool and they left the furniture in the pool when they left the pool area. They did not vandalize the chairs or pool. It was a lapse in judgment. Mr. Stehr stated that he would agree to Community Service in the community for his Son. Ms. Rotem stated his son was not involved in the issue and several residents verified that her son was not involved in the pool issue. The Sheriff noticed the owners about the incident and that there was an investigation into the pool issue. Mr. Parma informed the residents that the Board had not yet discussed this issue. Mr. Parma stated that the drains appeared to have been damaged and it did not appear to be wear and tear. If the drains were damaged the Board did not feel that the entire membership should pay for damage done by a few. If there is damage the Board may have to charge the cost of the drains back to the owners who are responsible. Mr. Watson stated he has researched about gates and cameras, and it would be best if the community would gate the community. The Board explained that the streets belong to the county and to gate the community would need approval from the county. Plus, by gating the community the annual assessments could increase to as much as \$300.00 annually. Mr. Watson stated he has seen a lot of solicitors in the community and questioned whether they are selling products or checking out homes to break into. Mr. Parma advised Mr. Watson that the CC&Rs do allow sections to make determinations as to what additional services each section may want.

**CONFIRM AGENDA**

Mr. Parma called for the confirmation of the agenda and the Board approved the agenda as amended.

**MINUTES REVIEW**

Board Meeting Minutes,

Upon a motion by Mr. Jordan and second by Mr. McAdory, the minutes of the Special Meeting on June 2, 2014 were approved as written.

Upon a motion from Mr. Keil and second by Mr. McAdory, the minutes of the Board meeting on May 14<sup>th</sup> were approved as written.

**COMMITTEE REPORTS**

Communications Committee (Edd Plesko)

Mr. Parma discussed upcoming announcements. The Annual General Meeting Agenda (Ry, the Agenda for what?) will need to be approved and mailed by August 1, 2014. Sterling still needs to verify the address for the location of the Annual Meeting. Articles for the newsletter may include pool rules, ARC summary and Board Meeting Minutes. Mr. Reid did briefly discussed the pit fall to discussing Association Business on the Private Face Book account that residents of Grayson Lakes use.

Events Committee (Becca Patterson)

Mr. Parma notified the next event will be the 4<sup>th</sup> of July event.

Safety Committee (Lee McAdory)

Mr. Matt Tymon will be working with Mr. McAdory to lead the safety program within Grayson Lakes.

Lake and Irrigation Committee (Ed Parma and Jim Keil)

Mr. Parma discussed the possibility of moving the rain bucket from under the trees to gain a better gauge of the rain fall.

Landscape Committee (Jean Bays)

Mr. Parma informed the Board the new landscape plan has been completed and was under budget.

Architectural Review Committee (ARC)

Mr. Bill Royer is working with Mr. Jordan on the rewrite of the Architectural Guidelines.

Budget Committee

Mr. Keil stated the Budget Committee will get together in July and work on the 2015 Budget. The Board agreed that the 2015 Budget should be available at the August meeting to approve. By approving in August this would allow the Management Company to send out the statements in October and allow residents to make three (3) payments in October 2014, November 2014 and December 2014.

Nominations Committee

Mr. Jordan stated the committee's members are John Jordan, Donna Medeiros and Susan Raia.

Review Annual Calendar Events for 2014

Mr. McAdory reviewed the 2014 Calendar.

Financial Review

No update at this time.

**OLD BUSINESS**

The Board requested that bids be obtained to paint the trim and soffits of the clubhouse.

Mr. Parma stated that he was going to attempt to clean the rust from below the Air Conditioner over flow line.

The Board discussed the easement mowing. Mr. Reid informed the Board that Silversands was already weed eating along the fence line south.

The Board discussed the use of the proxy at the upcoming September Annual Meeting. Mr. Parma explained that if the absentee portion of the ballot was used, then those members proxy would not be able to be counted if the agenda changed. The Board did not approve using the absentee ballot portion. Mr.

Reid asked if the Board still wanted to include self-addressed stamped envelopes (SASE) in with the Annual Meeting notice. The Board did not agree to include SASE.

Mr. Parma explained the new amendment that is being considered by the Board. The amendment would allow the Board to go into a Special Election Meeting in order to elect those positions that are up. If quorum is not obtained then this special meeting would take effect.

The Board discussed the fence project. The Board will be replacing the fence in section 1, 2, 3, 4, 7 and 9 which is 1,820 Linear Feet at a cost of \$91.75 per lf. The total cost, based on estimated completion footage is \$166,980.00. There may be permit fees of \$3,500.00 for a grand total of \$170,480.00. Mr. Keil made a motion to accept the cost of \$170,480.00.

The Board also discussed the fence repair bid present by Fencecrete which would be \$15,000.00 at 35 fence locations and section 18 is to be replaced with the same type of concrete wall at a cost of \$79,000.00 for a grand total of \$94,000.00. Mr. Keil made a motion to approve the repair and replacing of fence per the Fencecrete bid and Mr. Jordan second and the Board approved.

The Board discussed obtaining a loan from New First Bank for a 6 year term at 6.5% interest, it will be a draw down loan and payment for the loan would come from the reserves. Mr. Keil made a motion to obtain a loan from New First bank for \$205,000.00, for six (6) years at an interest rate of 6.5%. Mr. Jordan second and the Board approved.

Mr. McAdory made a motion to convene into Executive session at 8:16pm and Mr. Jordan second and the Board approved.

### **EXECUTIVE SESSION**

The Board discussed placing a lien of non-compliance on a property that is in violation of the drainage requirements of Grayson Lakes. The Board would wait to see if the Certified Letter would push the owner into curing the violation. This will be visited at the July Board Meeting.

The Board discussed payments, made by owners who are at the attorney's office, that when received were not the amount that the owner was informed to pay. The Board directed Sterling to send those types of payment to the Attorney's office for consideration.

The Board reviewed the Delinquency Report and Deed Restriction Report.

The Board approved \$1,283.00 in attorney fees.

Mr. Keil made a motion to convene back to the General Board Meeting at 9:31 and Mr. Jordan second and the Board approved.

With no further business to come before the Board the General Meeting was adjourned at 9:32 pm.

The next scheduled Board Meeting will be July 9, 2014, 6:30pm at the Grayson Lakes Clubhouse, 2042 Broken Branch.

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John Jordan, Secretary