

MINUTES OF THE BOARD OF DIRECTORS MEETING
GRAYSON LAKES COMMUNITY ASSOCIATION, INC
July 9, 2014
2042 Broken Branch
Katy, Texas 77494

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, and Jim Keil Treasurer. Also present was Ry Reid, and Anita Covington, of Sterling Association Services.

ABSENT: John Jordan, Secretary.

Residents Present: Kyle Baros and Bill Royer.

With the absence of the Association Secretary Mr. Parma appointed Mr. Keil as Association Secretary for this meeting.

COMMUNITY FORUM

Mr. Baros stated that the mailboxes need to be touched up. Mr. Reid stated USPS doesn't have issue with the Association painting, but can only paint the top, side, back and base but cannot touch the front of the mailbox. Mr. Reid suggested using anti-graffiti paint. Mr. Parma discussed a break-in in the community which targeted the bathroom block glass window which is not normally alarmed. Mr. Reid asked if a communication could be sent warning residents of this type of break-in.

Mr. Royer suggested the Association put up "No solicitation" signs. Mr. Parma stated that signs are posted in the Association but the only one it applies to are residents. Mr. Parma advised Texas Counties do not have the authority to pass ordinances and the Association is concerned only with the enforcement of the Governing Documents. Mr. Parma stated that if Mr. Royer would be interested in changing this he could start at the Commissioner's Office and see what steps would be needed.

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 to accept the meeting minutes by Mr. Keil and second by Mr. McAdory the Board approved the minutes.

COMMITTEE REPORTS

Communications Committee

Mr. Parma discussed upcoming announcements. It was discussed to put updates in newsletters for September 1 to include articles on the Annual General Meeting Proxy, July 4 Event follow-up, garage sale, and the safety committee could include an article of the recent break-in. Recommendation would be to put in sensors near the block glass windows in the bathrooms.

Need an article and letter for the construction of the fence which is to start July 16. May include an article about wild life that the Board is under no obligation to monitor this type of action.

Events Committee

Mr. Parma stated that the Portable Microphone was missing and the Events Committee would like to

purchase a P.A. system with a maximum expenditure of \$200.00. The Board also requested that Sterling research rental costs to rent a P.A. system.

Safety Committee

Mr. Parma, nothing to report at this meeting.

Lake and Irrigation Committee

Mr. Parma requested Mr. Keil to be chairperson for the Lake and Irrigation Committee. 1. Fountain #8 Status - reinstall, not in report of what was done. 2. Fountain #17 Proposals – The Board reviewed two (2) proposals for this fountain. 1 to repair at a cost of \$3,478.35 and the second was to replace the fountain at a cost of \$12,332.00. Mr. Keil made a motion to accept the repair proposal at a cost of \$3,478.35 and Mr. McAdory second. The Board approved the repair cost.

Mr. Reid state the June Irrigation Report was not provided by CJ's for this month.

Landscape Committee

Mr. Parma, nothing to report.

Architectural Review Committee (ARC)

Mr. Parma discussed the rewrite of the ARC Guidelines (Exhibit E) by the ARC Committee with assistance from Mr. Jordan.

Budget Committee

Mr. Keil stated he would send an email blast to the residents concerning the Budget Meeting.

Nominations Committee

Mr. Jordan was absent and no update was provided.

Review Annual Calendar Events for 2014

Mr. McAdory stated the Announcement signs were not posted for the Board and ARC Meeting. Mr. McAdory would contact Mr. Welch to see if there was an issue.

Financial Review

Mr. Keil provided a Treasurer's report and stated the last 6 months the Association has expended less than half of the 2014 Budget. Mr. Keil stated the Balance Sheet needs updating as it shows the Morgan Stanley Account as Cash Operating and it would be included with the Cash Reserve account for Morgan Stanley with a balance of \$116,039. Mr. Keil asked that the two (2) Morgan Stanley Accounts be combined under Cash Reserve.

OLD BUSINESS

The Board discussed installation of electrical outlets at the Tennis Court. Ry called McKenna to obtain McKenna price point. Waiting for additional Tennis Court Dock repair bids.

Mr. Keil stated that the Clubhouse doors were still in need of repair, and he had set up an appointment with a contractor to repair the hardware and to re-align the doors.

The Board discussed the Annual General Meeting and requested the status of the reservation at Woodcreek Jr. High. Mr. Reid advised the reservation has been made for September 11th and requested 100 chairs, 2 tables at the front for the Board and a podium and microphone. Mr. Reid also advised that the notices will be sent to the Printers and mailed approximately August 4th. Mr. Reid stated that he had received three commitments for gift cards: CJs Landscape, McKenna Construction and Bratton Pools.

The Board reviewed the Amendment to Bylaws of Grayson Lakes, which allow for a Special Election Meeting if a quorum is not met for the Annual General Meeting. Mr. McAdory made a motion to accept the Amendment and Mr. Keil second and the Board approved.

The Board discussed the 2012 and 2013 Audit update. Mr. Keil stated he had not yet met with Holmes and O'Neil to obtain an update.

The Board discussed the installation and the repair portion of the fence projects. The fence loan has been approved through New First Bank and is set up as a draw account. Mr. Keil will provide the invoice for the FenceCrete portion of the repairs. The Board discussed sending communications using an email blast or possible in the newsletter.

The Board discussed the issue of mice in the Community. The Board came to the conclusion that the Association was under no obligation to control the wild life.

NEW BUSINESS

Mr. Parma stated that he needed to bring up the issue of providing pool cards to the residents. Mr. Parma inquired if Sterling was mailing pool cards to new residents when they called into the office. Mr. Reid advised that Sterling is mailing those new residents or residents that never received pool cards and call Sterling requesting the Pool Cards. Mr. Parma asked if it was possible to ask for the HUD statement from new residents and verifying residential status that way. Mr. Reid stated that Sterling could ask for the HUD to provide residency but could not add the new resident to the Sterling Data Base. Sterling does maintain a register for all Pool Cards issued and that register is checked prior to placing Pool Cards in a Welcome Package to ensure that the resident was not previously issued a card.

The Board discussed installing Dog Waste Stations at the Clubhouse area and the Tennis Court area. The Board approved the purchase of two (2) Dog Waste Stations and requested a vendor be found to install and maintain the stations.

EXECUTIVE SESSION

The Board reviewed the Attorney Status Reports and no action was required by the Board.

The Board approved \$4,376.43 in legal expenses for the Month of June.

The Board discussed the investigation update and Mr. Parma advised that the trial date was postponed until August 8, 2014, 10:30 am.

With no further business to come before the Executive Session Mr. Keil made a motion to convene back to the General Business Meeting at 8:44pm. Mr. McAdory second and the Board approved.

With no further business to come before the General Business Meeting the meeting was adjourned at 8:45pm.

The next scheduled Board Meeting will be August 14, 2014, 6:30pm at 2042 Broken Branch, Katy, Texas in the Grayson Lakes Clubhouse.

Jim Keil, Secretary (Appointed)