

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

October 8, 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 Lee McAdory, President, John Jordan, Vice President, Jim Keil, Treasurer, Robin Cashman, Secretary and Jeff Mann, Director. Also present were Mr. Bill Royer, Architectural Review Committee (ARC) and Ry Reid, PCAM, AMS, CMCA representing Sterling ASI.

CONFIRM AGENDA

Mr. McAdory called for the confirmation of the agenda. Mr. McAdory added fourteen (14) Items. Mr. Jordan made a motion to accept the agenda as amended and Ms. Cashman second and the Board approved the agenda.

COMMUNITY FORUM

There were no residents present at the meeting.

MINUTES REVIEW

Board Meeting Minutes,

The Board reviewed the August 14, 2014 meeting minutes. Mr. Keil made a motion to accept the minutes as written, Mr. Jordan second and the Meeting Minutes were approved as written.

COMMITTEE REPORTS

ARC Committee

Mr. Royer discussed the community vehicle stickers and Mr. McAdory advised that the Board will discuss this and the Boat Stickers later in the agenda. Mr. Royer informed the Board that a resident had submitted an ARC Application for a boat using the new requirements in the unfiled Exhibit "E". Mr. Royer stated he would like the Board to approve using the new boat requirements even though Exhibit "E" has not been filed. The Board agreed that only the section with the new boat requirements can be used by the ARC Committee. The reason given by the Board was due to the fact that boat lengths and widths in the current Exhibit "E" are no longer available to the public.

Communications Committee

Ms. Cashman stated she would coordinate with each Board Member for articles in the newsletter. The Board discussed the need for a three way stop at Ephram and Gaston. The Board requested Mr. Reid contact the County and request a survey to be completed at the Ephram and Gaston Intersection.

Events Committee (Becca Patterson)

Next event will be the Boat Parade and then the Holiday event.

Safety Committee (Lee McAdory)

Fort Bend Sheriff's Department has teamed up with neighbor.com Nextdoor.com to provide information to residents. This is not an official Grayson Lakes website so it will not be governed by the Association.

Lake and Irrigation Committee (Ed Parma and Jim Keil)

The Board reviewed the Lake Report and the Irrigation Report.

Landscape Committee (Jean Bays)

Nothing to report at this meeting

Budget Committee

Mr. Keil informed the Board that the 2013, 2014 and 2015 Budgets are in the Drop Box for the Board to review.

Landscaping Committee

Mr. Keil advised the Board that the sod that was damaged during the construction of the brick wall will be replaced after the wall is constructed. The Board also stated that some residents were reporting gaps at the bottom of the wall. Mr. Keil advised this will also be looked at after the construction of the wall.

FINANCIAL REVIEW

Mr. Keil provided the Board with the September financials. Mr. Keil stated the balance of the following accounts, as of September 14th is \$13,000.00 in the operating Reserve, with a possibility of an excess of \$23,000.00. There have been \$14,000.00 in 2015 Assessments paid recently and the total account balances is \$189,000 to last the fourth quarter of the year. Mr. Keil advised this was enough money to get through to the end of the year.

OLD BUSINESS

Rewrite of Exhibit "E"

Mr. Royer discussed that status of the car and boat stickers, whether the Board would like to continue to use the stickers or not. He stated it would be a good security tool for the community, but the Management Company would need to keep an information spreadsheet of the residents who were issued the stickers. Mr. McAdory stated that this could also be detrimental as people outside the community would know where the residents live and use the information for unfavorable acts. Boat stickers would be alright to use as the boats do not normal leave the community. The Board, however, did not approve use of either sticker. The Board did approve the language in the rewrite of Exhibit "E" for boats in the community. If residents, in the past submitted for boats that did not met the old requirements they can do so now and if they met the new requirements may be approved by the ARC Committee. The Committee is also working on new language for the lake side fencing and play structures to name a few popular items.

Lake Apron Update

Mr. Keil stated he is still waiting on the MUD to respond. However, Mr. Keil has taken pictures of the areas of the Apron that are in question and will submit this information at the next MUD Board Meeting.

Dock Repair Proposals

The Board reviewed proposals to repair/reconstruct the dock closest to the Tennis Court.

City Maintenance: Repair: \$1,975.00; Reconstruction: \$5,550.00 plus \$275.00 for Installation of deck screws with hidden fasteners for the decking.

Property Services: Repair: \$3,250.00

McKenna Construction: Reconstruct: \$10,512.00

The Board approved the City Maintenance Proposal at a cost of \$5,825 which includes the option to install deck screws with hidden fasteners for the decking. Mr. Jordan made a motion to accept the City Maintenance Proposal at a cost \$5,825.00 and Ms. Cashman second and the Board approved the proposal.

Tennis Court Outlets

The Board reviewed the previously submitted bid to install electrical outlets at the tennis court at a cost of \$265.00. The Board had requested additional information concerning the installation and Mr. Reid advised the Board that McKenna stated "All wiring will be conduit and installed to county code The Electrician will tie into closest source."

Audit Update

Mr. Keil informed the Board that the Auditor has everything they need and the draft Audit should be completed shortly.

Fencecrete

Mr. Keil advised the Board that Fencecrete has made all repair and replacement of their product. Mr. Keil also advised that a walkthrough will be performed with Brick Restoration and at that walkthrough Brick Restoration will have an invoice for work performed. Mr. Keil stated that a tree will need to be removed in a section before the next section of fence can be replaced.

Pool Proposals

The Board reviewed two proposals from Bratton Pools. One is for replacement pump #2 at a cost of \$1,445.30. Mr. Jordan made a motion to approve the cost of \$1,445.30 to replace pump #2 and Ms. Cashman second and the Board approved. The second estimate was for various items that Bratton pools advised to be replaced. However, in the proposal there is a CHANGE ORDER which the Board did not understand. The Board requested Sterling to again contact Bratton Pools to find out what the CHANGE ORDER is. The Board tabled this estimate until an explanation can be obtained from Bratton Pools.

Ratify Easement Agreement

Mr. Jordan made a proposal to approve the action taken by email to approve the easement agreement between the Association and the Municipal Utilities District (MUD), Ms. Cashman second and the Board approved.

NEW BUSINESS

Events Signs Update

Mr. McAdory stated that the Annual Meeting Signs need to be updated, changing the Annual Meeting Month from December to September. Mr. McAdory gave the signs to Sterling to have the information changed.

Mosquito Spraying

The Board requested Sterling obtain a bid to spray the community for mosquitos and to also place lavacide in the drainage ditches.

Sidewalk Issues

The Board briefly discussed the repairs to sidewalks. Mr. McAdory requested that Mr. Reid again contact the County and see if they will send something in writing stating the sidewalks are the responsibility of the homeowner. The Board also agreed to divide the sections of Grayson Lakes up among the Directors and mark on the community map where sidewalks will need repairs.

Official Documents

The Board agreed to place a link on the Grayson Lakes website notifying owners to click on the link if they would like an official copy of Grayson Lake Documents. The Board would create an email that will be email blast to all residents registered on the website.

EXECUTIVE SESSION

The Board convened at 8:47pm into Executive Session.

The Board approved a Writ of Execution to be filed and to send a last chance letter to delinquent owners.

No action required on Deed Restriction Violation letters.

The lien of non-compliance has been filed and mailed to the owner concerning the Deed Restriction Violation.

The Board requested Sterling to research to see if a collection policy is required.

The Board approved \$494.99 in legal fees for the month of September 2014.

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 9:06pm.

Next meeting is scheduled for November 13, 2014, 6:30pm.

With no further business to come before the Board concerning Association Business, Mr. Jordan made a motion to adjourn the meeting at 9:07pm and Mr. Keil second. So moved, and the motion passed.

Robin Cashman, Secretary