

Greatwood Community Association, Inc.
Board of Directors Meeting
January 26, 2010

The Board of Directors for the Greatwood Community Association, Inc. met January 26, 2010, at the Recreation Center No. 1 at 6:00 pm. The Board members present were Scott Schultz, Bob Hauck, Jack McGinley, Chip Smith, Joe Norrell, with Aly Long and Sherry Ferry representing Houston Community Management.

CALL TO ORDER

Scott Schultz called the meeting to order at 6:05pm.

VISITORS

Constable A.J. Dorr – presented the Constables Report. The new officer will start on February 2, 2010 with hours Tuesday – Saturday. The new schedule for the Constables will start February 1, 2010. House watches should be available online soon. Deputy Delgado will be taking a position in the office effective February 1st, and his last day in Greatwood will be January 30th.

Mike Stone and Ron McCann gave a report on the status of the lake bulkhead. They are proposing a Bond for the May Election for the repair of Bulkhead. The deadline for inclusion in the election is March 8, 2010. Mike will make a presentation at the Quarterly Representative Meeting on February 9th regarding the bond election.

PROPERTY INFORMATION SHEET

The Property Information Sheet was reviewed – Do not need to add to the Board Packet unless there are changes.

The Calendar was reviewed – Do not need to add unless there are changes.

The Action Item List was reviewed.

MINUTES

The minutes of December 8, 2009 meeting were reviewed and approved. (Motion by B. Hauck, 2nd J. McGinley) The minutes were approved. Scott Schultz and Joe Norrell abstained.

FINANCIALS

The November and December Financials were reviewed with changes to Landscaping. J. McGinley will get the changes to Aly to make the changes. The money due from Insurance has not yet been received. The insurance has been contacted about the freeze damage. (Motion by J. Norrell, 2nd B. Hauck) All approved November and December Financials.

OLD AND NEW BUSINESS

- Landscape Committee – J. McGinley reported on the sprinkler valves damaged from the freeze. There are 240 areas where the valve has frozen. To place a new valve at the system which will allow it to drain completely will cost roughly \$18,000. Silversands will start work immediately to repair the sprinklers.

- C. Smith gave a report on the Front Entrance. Concrete is being poured for the Entrance Walls. Electric is being provided for the areas. The lighting is still needed. There is about \$7,000.00 difference in the new Entrances bids compared to the original bids. C. Smith is to determine the type of lighting Church Services is installing.
- Newsletter Committee – B. Hauck – nothing to report
- Modification Committee – B. Hauck – The Committee needs to improve on the communication between the committee and the homeowner.
- Cypress Creek Pest Control Contract was reviewed and approved. (Motion by J. McGinley, 2nd B. Hauck) Approved
- Proposal from Worth Playgrounds for the park on Azalea Bend was approved on the condition the terms could be 50% down and the rest at completion.
- Houston Recreation Management Pool Contract for 2010 was reviewed and approved for a two year contract. (Motion by S. Schultz, 2nd J. Norrell) Approved.
- C.L. Sports proposal was approved with resurfacing of the courts to be included in the Budget for 2011. (Motion B. Hauck, 2nd J. McGinley)
- B. Hauck presented a proposal for the repair of sidewalks in Common Area in Greatwood.
- Pool 3 Play Structure will need to be painted before pool season opens. J. Norrell will ask Houston Recreation Management for a proposal.
- C. Smith proposes raising the Pool funds to \$35,000 plus an additional \$15,000 for the Recreation Centers.
- A. Long will move \$250,000 to Budget Reserves (Motion C. Smith, 2nd J. McGinley). J. Norrell abstains. Approved
- J. Norrell presented an Amendatory Easement Agreement from Center Point regarding allowing Clearwire installing antenna on existing transmission line support towers. S. Schultz proposed they meet with the Board to discuss.
- J. Norrell discussed an email addressed to the Board members from a previous resident and the lack of response from anyone on the Board. It was decided that in the future S. Schultz will reply to emails addressed to all Board members or else ask one of the other members to respond.

MOTION TO ADJOURN

With no further business the meeting was adjourned at 8:31pm. The next meeting will be held on February 23, 2010 at 6:00pm.

Minutes Accepted By:
