

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

The Board of Directors for the Greatwood Community Association, Inc. met August 26, 2010 at the Recreation Center No.1 at 6:00 pm. The Board members present were Chip Smith, Joe Norrell, John Bowen, and Bob Hauck with Aly Long and Jill Williams representing Houston Community Management.

**CALL TO ORDER**

**Quorum was established.**

**VISITORS**

**Chief Deputy Randy Dluhy-** Presented the constable report for the month of July 2010.

**Kevin Downey** – expressed concern about wild hogs coming into Greatwood. Specific areas mentioned were the Arbor and Woodcreek. Joe Norrell handed out bid proposals to install a section of fence at the end of Arbor View Dr that backs up to the Stormwater Detention Area. Chip Smith inquired if LID would help with cost by fencing off the old LID which allows for entry into several neighborhoods. Board discussed other options to reduce influx of hogs including retaining a trapper. Bob Hauck advised Mr. Downey the board would take problem seriously, and would discuss further in Executive Session to determine the best solution.

Bob Hauck moved to go to Executive Session at 6:12pm so as to address visitor for executive session who was in attendance at this time.

**6:25pm – Resumed General Session**

**Board Reorganization**

**Bob Hauck** – **Bob Hauck announced that Scott Schultz had resigned as president and** stated that Board appreciated and thanks Mr. Shultz's for his years of service and hard work for Greatwood.

A motion was made to elect Bob Hauck as President of the Board of Directors and was approved. (Motion Chip Smith, John Bowen 2<sup>nd</sup>.) Motion carried.

A motion was made to elect John Bowen as Vice President of the Board of Directors and was approved. (Motion Chip Smith. Bob Hauck 2<sup>nd</sup>.) Motion carried.

**ACTION ITEM LIST REVIEWED**

**MINUTES**

The minutes of the July 22, 2010 meeting were reviewed and approved (Motion Joe Norrell, Chip Smith 2<sup>nd</sup>). Motion carried.

## **FINANCIALS**

Capital Reserves - John Bowen requested actual designated figures to address the wall panels and sidewalks.

Insurance Checks – Chip Smith inquired where money from IKE and recent freeze damage was placed. Joe Norrell will meet with John Black at HCMS to go over Financial / Capital / Insurance checks.

Financials were reviewed and approved with notes. (Motion Joe Norrell, Bob Hauck 2<sup>nd</sup>). Motion carried.

## **OLD AND NEW BUSINESS**

**Forestry Committee** – (Board Liaison – Chip Smith)

**Jack McGinley** (Chairman) reported clean up of tree damage sustained from storm on 8/23 is 80-85% complete. He will continue to work with Sackett (tree service). Calls from Residents reporting damage done by trees or remaining tree debris have been given to Sackett.

Approximately 50 medium and large trees were lost due to the storm and many more large limbs from others. Chip Smith estimated \$30k-\$35k for clean-up. Forestry Committee determined there was no damage to fencing behind sound barrier. John Bowen proposed HOA implement a disaster plan.

**Landscape Committee** - (Board Liaison – Joe Norrell)

John Bowen motioned for the fall color planting contract to be approved. Chip Smith 2<sup>nd</sup>. Motion carried.

**Brick Walls** - (John Bowen)

- 81 panels have been replaced and 3 columns. 6 of the 81 panels were residents fencing behind the MUD pumping station by Campbell School.
- Restaining back side of new brick panels in the Village so as to match color with remaining wall panels.
- Walls in Fairway Vistas despite being the newest are Mexican brick not Acme and are falling apart. Will all eventually need to all be replaced.

**Signs**

- Brooksmill sign repairs are completed
- Fairview sign has been repaired: cleaned / caulked / sealed.

**Sidewalk** – (John Bowen)

Bafco has inspected the sidewalk beneath the bridge and Trailbrook Dr. at Timbertrail cul-de-sac. Bafco will submit bids.

**Pools** – (Bob Hauck)

Will address after pool season. As general, running okay.

**UPDATE on CLEARWIRE** – (Joe Norrell)

CenterPoint Energy ran a Structural Analysis on transmission pole that houses T-Mobile antennas and found it will not pass with any additional antenna loading. Clearwire has submitted an option of using an adjacent empty transmission tower and putting in a small privacy fence next to the T-Mobile tower that will be much smaller than the current T-Mobile compound.

**R. Galloway** – expressed concern about placing a stockade around the tower. He made a suggestion if Greatwood does use the privacy fence Clearwire post a number on the pole to call to alert if there are any problems.

**Entrance Lighting** – (Chip Smith)

Lights are working fine now. HCMS maintenance installed the proper coded bulbs for sockets that were put in place. Original bulbs put in by Church Services were incorrect. Proposed HOA request reimbursement for cost of bulbs and labor for improper installation.

**Columns** – (John Bowen)

Need to replace 3 columns for \$1890 located on Greatwood Parkway and Trails One to prevent damage to panels. Hoggatt will apply sales tax to the materials only. Joe Norrell motioned to approve, Chip Smith 2<sup>nd</sup>. Motion carried.

**Christmas Decorations** – (Joe Norrell)

Proposed all entrances to look the same. Entrance near Arbor/Manor will have 5' wreath on each side. Riverbrook will be getting credit with a net increase for the next two years of \$500. Proposed next year starting in January to obtain a contract for 2012. John Bowen made a motion to accept increase of \$563 increase. Chip Smith 2<sup>nd</sup>. Motion carried.

Emerald Glen – area beside home; Joe will research if HOA property or homeowner property.

**Capital Reserve Budget**

After discussion Chip Smith made a motion that the Capital Reserve Budget be set at \$250,000 with \$238,000 allocated. John Bowen 2<sup>nd</sup>. Motion carried.

The 2010 Capital Reserve Budget is comprised of the following: (Jill Please Confirm numbers from your and Aly's notes)

1. Brick Walls - \$125,000
2. Sidewalks - \$33,000
3. Pool Fence Painting - \$30,000
4. Rec / Pool Repairs - \$40,000
5. Pool Furniture - \$10,000
6. Uncommitted - \$12,000

**MOTION TO AJOURN**

With no further business Joe Norrell made a motion to adjourn the meeting at 8:58 pm. John Bowen 2<sup>nd</sup> and the Motion carried. The next meeting will be held at September 23, 2010 at 6:00 PM.

Minutes Accepted By: \_\_\_\_\_