

Greatwood Community Association, Inc.
Board of Directors Meeting
September 23, 2010

The Board of Directors for the Greatwood Community Association, Inc. met September 23, 2010 at the Recreation Center No.1 at 6:00 pm. The Board members present were Chip Smith, Joe Norrell, John Bowen, Judy Holy, and Bob Hauck with Aly Long and Jill Williams representing Houston Community Management.

CALL TO ORDER

Quorum was established. President Bob Hauck announced there would be no discussion of annexation at this meeting.

VISITORS

Constable A J Dorr- Presented the constable report for the month of August 2010.

L. Morris (7806 Northwoods) – discussed letter he received regarding lattice work at 7810 Northwoods Dr. He feels the lattice should not have been granted a variance as in his opinion it is not in accordance to deed restrictions and impedes his quality of life. Mr. Morris further discussed his concerns regarding lighting and cameras. Bob Hauck advised Mr. Morris the board would take problem seriously, and would discuss further in Executive Session to determine the best solution.

J. Jackson (1210 Green Knoll) – discussed lights and cameras at 1214 Green Knoll.

J. and C. Coupe (1218 Green Knoll) – discussed lights and cameras at 1214 Green Knoll.

ACTION ITEM LIST REVIEWED

MINUTES

The minutes of the August 26, 2010 meeting were reviewed and approved with changes. (Motion Joe Norrell, John Bowen 2nd). Motion carried.

FINANCIALS

Capital Reserves – Discussed revisions to ledger line items showing Capital Reserve Funds, changing charge for replacing brick fence panels from 38058 to 38053.

Delinquent Accounts – reviewed.

Financials were reviewed and approved with notes. (Motion Joe Norrell, Judy Holy 2nd). Motion carried.

OLD AND NEW BUSINESS

Brick Walls - (John Bowen)

- Discussed approved bids for columns from August meeting. John Bowen will get addresses to contact residents to send letters.
- More walls will be assigned for repair and will let board know which ones are up for repair.

Pools – (Bob Hauck)

- Work on pools will be placed on hold until a meeting with the pool contractor can take place to discuss what needs to be repaired / replaced.

Fencing – (John Bowen)

- Discussed who would be contracted for fencing repairs. Deciding between Hoggatt and Lincoln. Hoggatt may subcontract out. Lincoln may be higher but has more attention to detail. Tabled until revised proposal from Lincoln describing process for repair.

Sidewalks – (John Bowen)

- 2 sections are to be repaired: Greatwood Parkway Bridge and the cul-de-sac at Trailbrook Dr. and TimberTrail.
- Advance Installation bid: \$8299.00; Bafco bid: \$12,912.

John will request references from Advance Installation and a description of prep work and cleanup work. Tabled until next month.

Landscaping – (Joe Norrell)

- Joe spoke with Jimmy Collins with Silversands regarding where LID wants to put up plants to keep from driving onto levees. If board decides to pursue project, Joe will get with MUD 117 to help defer cost and install water meters.

Lake Management – (Chip Smith)

- Joe Norrell inquired about LID yearly contract.
- LID is canceling yearly contract to maintain main lake.

MOTION TO AJOURN

With no further business John Bowen made a motion to adjourn the meeting at 7:58 pm. Joe Norrell 2nd and the Motion carried. The next meeting will be held on October 28, 2010 at 6:00 PM.

Minutes Accepted By: _____