

Greatwood Community Association, Inc.
Board of Directors Meeting
October 28, 2010

The Board of Directors for the Greatwood Community Association, Inc. met October 28, 2010 at the Recreation Center No.1 at 6:00 pm. The Board members present were Chip Smith, Joe Norrell, Judy Holy, and Bob Hauck with LeJean Griffith representing Houston Community Management and Trisha Farine representing Daughtry & Jordan Attorney's.

CALL TO ORDER

Quorum was established. President Bob Hauck. The first order of business was a motion by Judy Holy to reappoint John Bowen to his unexpired board position. This was seconded by Chip Smith and passed by a vote of (3) three to (1) one (Joe Norrell).

VISITORS

Several reps discussed poor communication between the Board and the Reps. It was suggested that the Board review the minutes of their monthly meeting prior to the next meeting and approve by email. After this is done send the minutes to the Reps and put them on the website for review. One Rep volunteered to help with collection and distribution of information to the Reps. It was also suggested to have a communication committee put in place.

The reappointment of John Bowen back to the Board position he had resigned from was questioned by the Reps. One Rep wanted to know why others were not considered for this position. John Bowen addressed the Board and guests as to why he had resigned and then reconsidered the position.

The Reps questioned the fact the association had made a manager change and the fact Jill would also be returning as onsite manager as of the following Monday. Attorney Trisha Taylor said that the change in manager was not something to be discussed at this meeting.

Mr. Carpenter owner of 1914 Boulder Oaks and Mr. Guerin of 1918 Boulder Oaks addressed the Board in open session regarding the letters they had both received regarding mildew on their homes. The Board put these violations on hold for 15 days and will discuss in Executive Session.

ACTION ITEM LIST REVIEWED

MINUTES

The minutes of the September 23, 2010 meeting were reviewed and approved. Motion Joe Norrell, second Judy Holy. Motion passed unanimously.

FINANCIALS

Capital Reserves – Discussed making separate line items for both income and expense for storm damage.
Delinquent Accounts – reviewed.

Financials were reviewed and approved. Motion John Bowen, seconded Chip Smith Motion passed unanimously.

OLD AND NEW BUSINESS

Forestry Committee- (Chip Smith)

- Last of storm damage has been removed.
- Rep discussed tree limb that need to be removed in the Stonebridge park.

Brick Walls - (John Bowen)

- Discussed the need to evaluate the infrastructure of the subdivision. He would like to put a committee in place to discuss and make recommendations for needed repairs.
- Board reviewed bids to make needed repairs to the brick panels due to storm damage. Upon motion made by Chip Smith and seconded by Judy Holy the bid from Hoggatt to repair 4 panels in the amount of \$4975 unanimously passed.

Pools – (Bob Hauck)

- The Board reviewed the bids to paint the pool fences. Upon motion made by Chip Smith and seconded by John Bowen it was unanimously approved to award the bid to Lincoln Association Services the cost of the repairs for all locations total \$ 14,236.

Signage – (John Bowen)

- Discussed the bids to do the repair to the sign at the Shores. Some questions about the Travertine needed answered. John Bowen will contact Brandon International and email the Board of his findings. The Board agreed if their questions are answered to their satisfaction they will award the bid to Brandon to replace the sign in the amount of \$ 8100.

Sidewalks – (John Bowen)

- The Board reviewed the bids and motion made by Joe Norrell and seconded by Bob Hauck to award the work to Advance Installation for a total amount of \$ 10,317.68 for sidewalk repairs passed unanimously.

Landscaping – (Joe Norrell)

- The Board discussed the bids being received regarding the Landscape Contract. Joe Norrell said the bid comparison was almost impossible because the bids were not apples to apples bids. The Management Company will put together new bid specifications and rebid the project.

Lake Management – (Chip Smith)

- The 2011 Lake Maintenance contract was presented for signature. The contract as presented by Lake Management Services projects a \$ 36,000 cost for 2011 budget a reduction of the 2010 budget of \$ 37,000.

The Board discussed the proposed 2011 budget and upon motion made by Chip Smith and seconded by John Bowman it passed unanimously.

Joe Norrell asked the status of the discussion with Church Services regarding reimbursement for the front entrance lighting work. Chip Smith said he had not done the letter yet.

MOTION TO AJOURN

With no further business Chip Smith made a motion to adjourn the meeting at 8:20 pm, seconded by John Bowen and passed unanimously. The next meeting will be held on December 9, 2010 at 6:00 PM.

Minutes Accepted By: _____