

Greatwood Community Association, Inc.
Board of Directors Meeting
October 24, 2013

The Board of Directors for the Greatwood Community Association, Inc. met October 24, 2013 at the Recreation Center No.1 at 7:00 pm. The Board members present were Bob Hauck, Judy Holy, Jack Molho and Stuart Rimes with Nikkole Luna representing Houston Community Management Services and Charles Daughtry, representing Daughtry & Jordan Law Office.

CALL TO ORDER

Quorum was established. President Bob Hauck called the meeting to order at 7:00 P.M.

CONSTABLE REPORT

Chief Randy Dluhy was in attendance as well as Deputy Logan. Chief Dluhy updated the residents in attendance and Board of the recent burglaries; he informed all that one of the suspects has been arrested. Of the 5 homes that were burglarized earlier in the month, only 1 had there alarm set.

MUD REPORT

Dave Brittain of MUD 109 was in attendance to give the MUD report for October. See attached report.

Within the report, there is mention of the rate increase. Bob Hauck stated the HOA was not advised in a timely manner of any rate increase therefore, the Greatwood 2014 budget which has been set and approved did not reflect a rate increase in water. The Board has not determined where the extra funds for the increase will come from at this point.

MINUTES

Judy Holy made a motion to approve the September 26, 2013 minutes as presented. Jack Molho seconded the motion. All in favor. Motion carried unanimously.

FINANCIALS

Jack Molho made a motion to approve and accept the September 2013 financials as presented. Stuart Rimes seconded the motion. All in favor. Motion carried unanimously.

OLD AND NEW BUSINESS

Committee Charters

It was recommended and suggested by Judy Holy that each committee has a committee charter that explains the duties of each committee. It is recommended that the Landscape, Forestry, Spring Fling, Holiday Lighting, Playground, Infrastructure, ACC and Security committees each have a charter. This will be discussed further at a later date.

Playground Inspection

McKenna Contracting has been hired to perform playground inspections for all 13 playgrounds throughout Greatwood. The cost is \$850.00.

Concrete Fence

There is a missing concrete fence panel behind the Manor that is in need a repair. The cost to repair from Fencetece Fencing is \$1,675.74. Jack Molho made a motion to approve and accept the estimate. Judy Holy seconded the motion. All in favor. Motion carried unanimously.

Brick Pavers at entrances

A request to repair the brick pavers in the streets at the entrances was made. After further investigation, the cost to make the repairs is approximately \$15,000. This will be discussed further at a later date.

Traffic Study

A traffic study was performed and returned for Rabbs Crossing & Greatwood Pkwy as well as Rabbs Crossing & Maple Run. The traffic study stated it does warrant stop signs at these locations. The Board will look further into this. A homeowner offered to review the traffic study then return his results to Nikkole Luna, Association Manager to forward to the Board.

Section \$400

Every section is allotted \$400 for a social event for the section.

Community Standards

It was requested by Judy Holy to define the meaning of Community Standards and who sets them. Per the deed restrictions, the Board of Directors sets the Community Standards.

November/December Board Meetings

There will be no November board meeting. It was discussed to hold the Quarterly Rep meeting in December instead of holding a December board meeting.

A Beautiful Pools

The replaster of pool2 has begun; however, A Beautiful Pools has found that the main drains in the pool and baby pool are not in compliance. The cost to bring the drains in compliance is \$7,507.50 and there are 2 lights that need repair, \$265.87. Jack Molho made a motion to approve and accept both proposals. Stuart Rimes seconded the motion. All in favor. Motion carried unanimously.

Concrete Raising/Earthcare Proposals

Requests have been submitted to repair the sidewalk behind Shady Way in the Trails. This area of sidewalk holds water and causes slime build up. Concrete Raising submitted a proposal to raise the sidewalk for \$650.00 and Earthcare submitted a proposal to install drainage along the portion of the sidewalk and into the bayou, \$1,885.72. Stuart Rimes made a motion to approve and accept both proposals. Jack Molho seconded the motion. All in favor. Motion carried unanimously.

HOMEOWNER OPEN FORUM

Resident Dave Brittain inquired about a resident's complaint in the Bend in regards to the barking dog. Resident Robert Galloway reported he has not heard back from the resident in Stonebridge in regards to the pool issue. Resident Delise Jung report the gazebo panels in Highland Park still need repair, she had inquired earlier in the meeting about adding amenities such as a dog park, splash pad...the Board took her recommendations under advisement however, informed her Greatwood does not have an area for these. She asked about the land across the street from Campbell Elementary, the Board advised her the land does not belong to Greatwood, it belongs to the MUD.

MOTION TO AJOURN

With no further business a motion was made to adjourn the meeting at 7:55pm, seconded and passed unanimously. There is no November and December board meeting; the next meeting will be January 23, 2014.

Minutes Accepted By: 