

Greatwood Community Association, Inc.
Board of Directors Meeting
April 28, 2016

The Board of Directors for the Greatwood Community Association, Inc. met April 28, 2016 at Rec 1 at 6:00pm. The Board members present were Jack Moho, Mike Wills, Chip Smith and Stuart Rimes. Also present was Nikkole Luna representing Houston Community Management Services and Margaret Maddox representing Daughtry & Jordan.

CALL TO ORDER

Quorum was established. Jack Molho called the meeting to order at 6:05pm.

SHERIFF REPORT

Sgt. Jean Gobar was in attendance to provide an update.

EXECUTIVE MEETING SUMMARY

-4 account requested fees be waived

-9 accounts will be turned over to the attorney for deed restriction matters

MINUTES

Stuart Rimes made a motion to approve and accept the March 29, 2016 minutes as presented. Chip Smith seconded the motion. All in favor. Motion carried unanimously.

FINANCIALS

Chip Smith gave the financial report for the March financials. Mike Wills made a motion to accept and approve the March financial income statement. Stuart Rimes seconded the motion. All in favor. Motion carried unanimously.

OLD AND NEW BUSINESS

Landscape Proposals

A total of \$5,909.91 in landscape proposals from Earthcare were submitted. Chip Smith asked for approval pending the funds are available in the landscape replacement budget. Mike Wills made a motion to approve the proposals. Stuart Rimes seconded the motion. All in favor. Motion carried unanimously.

Sackett Commercial Services

A proposal to remove 4 Hackberry trees from behind Dawn Mist in the amount of \$1,894.38 was submitted. Chip Smith stated he spoke to Russell Sackett, Russell said only 1 Hackberry is in need of removal. Stuart Rimes made a motion to approve to remove the 1 tree. Mike Wills seconded the motion. All in favor. Motion carried unanimously.

Highland Park Gazebo Proposals

3 proposals were submitted to remove and replace the gazebo in Highland Park:

JRD Construction - \$26,258.99

D&C Contracting - \$31,800

NRT - \$31,019.14

Chip Smith made a motion to approve and accept the JRD Construction proposal and funds would come out of the permanent reserve account as this was not a budgeted item. Mike Wills seconded the motion. All in favor. Motion carried unanimously.

Install metal roofing on picnic bench area at Rec 1

JRD Construction submitted a proposal to install metal green roofing on the picnic table roof at Rec 1, \$520.00. Chip Smith made a motion to approve and accept the proposal. Mike Wills seconded the motion. All in favor. Motion carried unanimously.

Purchase of Pool Furniture

A bid was submitted from A Beautiful Pools for new pool furniture. The cost was \$35,000 and \$65,000 depending on the type of furniture. The Board would like a count of pool 1 and pool 2 furniture, move all the good furniture to pool 3. Brian Shaw will look into other pricing and get back to the Board.

Landscaping in Vistas park area

A homeowner in the Vistas next to the park area requested that some sort of landscaping be installed in the area where a bench was removed. Chip Smith stated we would have sod installed and remove the concrete border.

Girl Scout request to hold Neighborhood Book Exchange

A Greatwood Girl Scout requested to have a Neighborhood Book Exchange at Rec 1. Chip Smith made a motion to allow the book exchange. Mike Will seconded the motion. All in favor. Motion carried unanimously.

Request for critter traps

A homeowner requested if the Board would be willing to purchase critter traps that the homeowners could use. Brian Shaw will look into this item.

Sidewalks around Charleston Estates Lake

A homeowner requested to have sidewalks around Charleston Estates lake be regraded as they hold water. The Board is looking into this and will obtain bids to do so.

Greg Spano – Platinum Aquatics

Greg Spano attended the meeting to discuss the possibility of Greatwood allowing his swim team to utilize pool 1 during the winter months for the winter league. The Board listened to Mr. Spano and will review the proposal and discuss at a later date.

Committee Reports

Landscape – Chip Smith gave an update on the landscaping.

Infrastructure – Chip Smith gave an update on the infrastructure. We are in the process of cleaning the doghouses and working on marking the next set of brick walls to replace.

Holiday Lighting/Decorations – no update

Forestry – All 52 trees have been planted. Tree trimming is continuing.

Playground – Rec 2 playground equipment and swings has been installed.

Pools – Pools open May 7 for weekends only in May then open officially after the last day of school.

ACC – no update

Lakes – Management asked if they would like the geysers at the main sign in the lake to be turned off, the ones that are not seen. The Board would like to try it for 2 weeks.

HOMEOWNER OPEN FORUM

Homeowner Robert Galloway asked the Board about a brick wall as you enter Stonebridge on Winding Brook West & Big Bend when it will be replaced. Chip Smith stated it would be on the next round of walls. Other comments from the homeowners were, the walking trails behind the Trails section have ponding water issues, the drains at Rec 1 behind the building need to be cleaned as it floods in that area, a drain may needed on Winding Brook West where the sidewalk was recently raised, asked when the agreement/contract between the MUD, HOA and LID regarding the funds would be posted to the website and how much of the funds have been allocated so far.

MOTION TO AJOURN

With no further business a motion was made to adjourn the meeting at 7:39pm, seconded and passed unanimously. The next meeting will be May 26, 2016 at 6:00pm.

Minutes Accepted By: M.S. Willis