

Greatwood Community Association, Inc.
Board of Directors Meeting
April 22, 2010

The Board of Directors for the Greatwood Community Association, Inc. met April 22, 2010 at Recreation Center No. 1 at 6:00 pm. The Board members present were Scott Schultz, Bob Hauck, John Bowen, Chip Smith, Joe Norrell, with Aly Long, representing Houston Community Management.

I. CALL TO ORDER

A quorum being present, **Scott Schultz** called the meeting to order at 5:59 pm.

II. VISITORS

1. Joel Scott of Terramark (potential annexation of proposed development by Greatwood) – Discussed the new planned development by Terramark which is located on Macek and Rabb's Crossing. The development will consist of 100 acres with 267 lots. The name of the new development, if annexed, will be Greatwood Lakes. Joel Scott requested the board consider annexing the development into the Greatwood Community Association.

Mr. Scott informed the Board that a new MUD (192) has been created to cover the 100 acres and would be a member of the Greatwood Master. MUD 192 has its own SPA agreement with City of Sugar Land. A service line will cross Rabb's Bayou. Homes will be under construction by 2011. The acreage under consideration is in the City of Sugar land ETJ. Joel Scott requested an answer from the Board within thirty (30) days

Chip S. reminded the Board and Joel Scott that the neighborhood representative would have to approve the annexation and that therefore 30 days would not be feasible as at least one meeting of the Neighborhood Representatives would be needed. **Chip S.** also addressed the issue that if the development was not annexed at the same time as Greatwood by Sugar Land that there would be additional assessments which would need to be borne by the members in the newly annexed section to cover items like street lighting which would be paid by the city in the rest of Greatwood. **C. Smith** also addressed the concern that the property under consideration was not districted to either of Greatwood's elementary schools and that could put other sections at Greatwood at greater risk of being redistricted in the future.

John B. asked about the amenities of the development. **John B.** discussed the use of the pools and recreation center and how expanding the number of residents could cause a burden for the recreation amenities in Greatwood. **John B.** also discussed the additional cost for the constables to patrol this new development.

Scott S. asked Joel S about the fences facing the school and whose responsibility would be for repairs as needed. Joel Scott responded the new fences built would be on each homeowner's property line. **Bob H.** asked how long it would be before the HOA would

start receiving assessments. **Joel S.** responded that complete build out should be within three (3) years. He also said the builders will provide security for the development while construction is going on. Five (5) builders have applied but only two (2) will be accepted. The names of the builders who had applied was still confidential.

Scott S. asked Joel Scott to have the proposed documents (ie restrictions) drawn up and present to the Board within two (2) weeks if possible for review by Greatwood's counsel. **Scott S.** also wanted to make sure that if this was approved and the developer did not go through with the project and sold the development, the successor would have to get permission from the Board before proceeding.

2. John Jamison and Bob Farr (Lakecrest) - Chip S. discussed the recurring issue of dogs swimming in the lake. **Chip S.** advised the Board that a piece of the bulkhead was loose and allegedly had been removed at one time in order for dogs to gain easy access to the lake. **John Jamison** informed the Board his dog was always on a leash. **Mr. Farr** (neighborhood rep) stated that all dogs need to be on a leash as per the restrictions. The visitors and the Board all indicated that dogs on a leash in the pond would not be a problem. **John B.** informed the Board an article would be in the newsletter about throwing any objects into the lake.

III. ACTION ITEM LIST WAS REVIEWED

Board requested the lot behind the retirement center be mowed and additional dirt added when the lot dried out.

IV. MINUTES

The minutes of March 23, 2010 meeting were reviewed and approved with changes. **(Motion, Chip S, B Hauck 2nd)**

V. FINANCIALS

Financials were reviewed and approved. Board asked that every month a list of all capital line items be presented. **(Motion, J. Norrell, B. Hauck 2nd)**

VI. OLD AND NEW BUSINESS

Front Entrance

- Hoggart Proposals – **Chip S.** reviewed the proposal from Hoggart on cleaning and sealing of the travertine on the columns at Greatwood Parkway. This included a color enhancer. The amount of the proposal is \$3,250.00 and was approved. **(Motion, Scott S, John B. 2nd)**
- **Chip S.** also informed the Board he moved the vapor light which was shining into neighbor's home. He also would like to put a boxwood hedge to lower the visibility of the light voltage for the residents in the Arbor. Proposal was tabled

because the landscape committee is considering the removal of the existing boxwoods from the Riverbrook entrance.

Landscaping

- **Joe N.** presented proposals recommended by the landscaping committee. This included the center Medallion bed at the front entrance, the newly installed landscaping beds on Riverbrook, and the Trails Section I entrance at Sansbury and the landscape bed at Recreation Three. The total amount was \$8,008.34. A Motion was made by Scott S to approve the proposals sent by the landscape committee but to reconsider the decision to remove the boxwoods from the front Riverbrook bed because they were put in place to hide the light fixtures in winter. **(Motion Scott S, Bob Hauck 2nd, Motion approved, Chip S. opposed)**

Walls and Sidewalks

- **Bob H.** and **John B.** have been looking at all the fences and walls in Greatwood. The Pump Station walls near Campbell Elementary need to be replaced. **Bob H.** would approach the MUD 117 as this is their responsibility.
- **John B.** has identified twenty (25) walls that need to be repaired next. These are located on Riverbrook, Greatwood Parkway and Shadowbend. Letters will be sent to all homeowners that will be affected when the repairs will be made.
- **John B.** has identified sidewalks in Greatwood that are in need for repair. These sidewalks will include Greatwood as well as the MUD's.

Other New Business

- Board reviewed a letter from homeowner requesting a basketball court be installed. Board was unanimously opposed to the idea.
- **Sugar Land Annexation** – **John B.** asked **Scott S.** to ask Jim Callaway to come to the May, 2010 meeting. John B. was also asked to be the liaison for the County Commissioner.
- Graffiti - **John B.** asked the constables be notified on all graffiti in the area.
- Social Committee – Bob H, John B and Chip S. will head up this committee. **(Scott S. motioned, 2nd B Hauck. 2nd – Motion approved)**

Offices and Committee Assignments

The officers and committee assignments for the board term were approved during executive session as follows:

Officers:

President	Scott Schultz
Vice President	Bob Hauck
Secretary	Chip Smith

Treasurer

Joe Norrell

Committees and Areas of Responsibility

Scott Schultz – constable patrols, swim teams, security, parks committee

Bob Hauck – ACC Committee, Newsletter Committee, Co-Liaison Social Committee
recreation centers, pools.

Joe Norrell – Landscaping Committee.

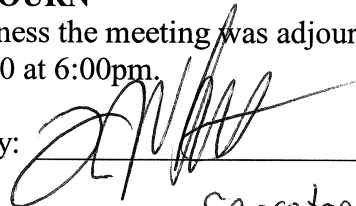
C. Smith – Forestry, Committee, Co-Liaison Social, entrance signs/lighting, and lakes.

John Bowen – CO-Liaison Social Committee, sidewalks and walls.

MOTION TO ADJOURN

With no further business the meeting was adjourned at 9:46 pm. The next meeting will be held on May 25, 2010 at 6:00pm.

Minutes Accepted By:



Secretary