

Greatwood Community Association, Inc.
Board of Directors Meeting
September 27, 2012

The Board of Directors for the Greatwood Community Association, Inc. met September 27, 2012 at the Recreation Center No.1 at 7:00 pm. The Board members present were Bob Hauck, Judy Holy, Robert Thompson and Bob Farr with Nikkole Luna representing Houston Community Management Services. Also present were Charles Daughtry of Daughtry & Jordan Law Office as well as Scott Schwab and Tommy Berretz of Texas Aquatic Enterprises. Jack Molho was absent.

CALL TO ORDER

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

MINUTES

Mr. Thompson made a motion to approve the July 26 and August 23, 2012 minutes as presented. Mr. Farr seconded the motion. All in favor. Motion carried unanimously.

FINANCIALS

August financials were reviewed, discussed and approved. Mr. Farr stated now that the July minutes have been approved, a CD at Beal Bank will be opened with an interest rate of .91%.

The Board agreed on a board budget workshop to finalize the 2013 budget on October 16, 2012.

OLD AND NEW BUSINESS

Reserve Study Update – Mr. Farr made a motion to approve the reserve study update in the amount of \$5,100 to be completed in 2013. Ms. Holy seconded the motion. All in favor. Motion carried unanimously.

Landscape – Ms. Holy stated that all irrigation is being kept up. The Landscape Committee has selected the new flowers for the October color change as well as the flowers for summer. They are addressing all mailbox islands starting with the oldest islands first. We are planting over 1000 Hawthornes beginning soon.

Holiday Decorations – Ms. Holy stated there will be wreaths with red bows for the doghouses on Greatwood Pkwy and Riverbrook during the holidays.

Ponds/Lakes – Mr. Hauck stated the new north lake well has been completed. The only item missing in the north lake is the fountains, but are awaiting to hear back from the bank as to whether or not they will contribute to the cost of replacing the fountains. He also stated the big lake project is complete.

Infrastructure – Mr. Hauck stated the painting is completed in Rec 1. There are 2 bids for new carpet tiles, which has been tabled at this time.

ACC Committee – Mr. Hauck stated there is nothing to report at this time.

Annual Meetings – Nikkole Luna stated the Crossing and Village both held their annual meetings.

HOMEOWNER OPEN FORUM

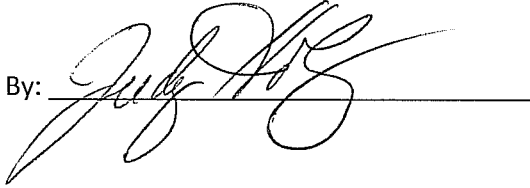
Homeowners brought forth concerns in regards to the lifeguards. Scott Schwab stated he is aware of the lifeguard issue and it has been addressed. Homeowner asked if lifeguards test for swimming capabilities, Tommy Berretz of TAE informed homeowner that all lifeguards must pass a swim test. Homeowner inquired on the status of the property on Elm Trace. Charles Daughtry, association attorney, addressed the concerns and advised the homeowner

that a suit has been filed against the homeowner. Homeowner stated there is a skunk problem in common area, the board advised to contact Fort Bend Animal Control. Homeowner inquired about the contract for Constable, board stated it is under review.

MOTION TO AJOURN

With no further business a motion was made to adjourn the meeting at 8:15pm, seconded and passed unanimously. The next meeting will be held on October 25, 2012 at 7:00 PM.

Minutes Accepted By: _____

A handwritten signature in black ink, appearing to read "Judy AB", is written over a horizontal line. The signature is cursive and stylized.