

Greatwood Community Association, Inc.
Board of Directors Meeting
February 28, 2013

The Board of Directors for the Greatwood Community Association, Inc. met February 28, 2013 at the Recreation Center No.1 at 7:00 pm. The Board members present were Bob Hauck, Judy Holy, Bob Farr and Jack Molho with Nikkole Luna representing Houston Community Management Services and Charles Daughtry representing Daughtry & Jordan.

CALL TO ORDER

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

CONSTABLE REPORT

Chief Dluhy was present. Chief Dluhy informed the Board that Constable AJ Dorr is going to have back surgery, that he already had a kidney removed but he is doing ok. Chief Dluhy also stated there is a suspicious white truck they are watching out for. Also gave an update on the Fun Run that was held February 23, he said he had only received 1 complaint.

MINUTES

Mr. Molho made a motion to approve the January 24, 2013 minutes as presented. Ms. Holy seconded the motion. All in favor. Motion carried unanimously.

FINANCIALS

The January 2013 financials were reviewed by Mr. Farr. Ms. Holy made a motion to approve and accept the financials as presented. Mr. Molho seconded the motion. All in favor. Motion carried unanimously.

OLD AND NEW BUSINESS

Reserve Study – Mr. Hauck informed the residents in attendance the Board had the reserve study updated. Ms. Holy made a motion to accept the 2013 reserve study as presented. Mr. Farr seconded the motion. All in favor. Motion carried unanimously.

Storage Unit – Management suggested a storage unit be rented to miscellaneous items. Mr. Molho recommended getting prices for a storage container first. Management will research.

Brick wall panel power washing – There are several brick wall panels that are in need of power washing. 3 bids were obtained:

HCMS - \$375/day/guy
AdvantaKleen - \$14,206
Exterior Options - \$34/panel

Ms. Holy made a motion to approve Exterior Options power wash 10 brick panels. Mr. Molho seconded the motion. All in favor. Motion carried unanimously. After the 10 panels are completed the Board will inspect and determine if Exterior Options is capable of power washing the remaining panels.

Pool Expansion Joints – All 3 pool decks need expansion joint replacements. 3 bids were obtained:

Mastic Masters: \$10,149.24
Greater Houston Pool: \$30,824.00
SlabGasket: \$24,593.10

Mastic Masters and Greater Houston will use mastic for the expansion joint replacement. SlabGasket will use a rubber material for the expansion joints which will last much longer. Mr. Farr made a motion to approve SlabGasket to replace the expansion joints at Pool #2 only for \$6585.56. Ms. Holy seconded the motion. All in favor. Motion carried unanimously. Once the work is complete at Pool #2, the Board will inspect and make the determination if slabgasket will be installed at Pool #1 & 3.

Knoll Park Replacement: Stonebridge Rep, Mike Will and resident, Matt Fielder, performed a park inspection at all 13 parks in Greatwood. Among the 13 parks, it was the recommendation of Mike and Matt that park' play equipment be replaced next. Management obtained 2 bids:

TF Harper: \$32,476.57

May Recreation (Miracle): \$29,829.59

Ms. Holy made a motion to approve the proposal submitted by May Recreation for \$29,829.59. Mr. Molho seconded the motion. All in favor. Motion carried unanimously.

Spring Fling – Mr. Hauck informed the residents in attendance that there will be Spring Fling held this year. The date for the event is April 13, 2013, 11am – 4pm. Mr. Hauck stated resident, Julee Gracey is heading the coordination and planning of the event.

Landscape – Ms. Holy gave an update on landscaping. Earthcare provided a proposal to renovate the landscaping at all Rec Centers, parks, raised planters and Riverbrook entrance. The total cost for the renovations is \$28,436.50 excluding tax. Mr. Molho made a motion to approve the proposal. Mr. Farr seconded the motion.

Ponds/Lakes – Mr. Hauck stated there was nothing to report.

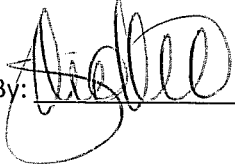
Annual Meetings – Nikkole Luna stated Charleston Estates and Lakeside Village both held their annual meetings and met their quorum to elect/ re elect their reps for 2013.

HOMEOWNER OPEN FORUM

Homeowner asked if something could be put in the newsletter about allowing dogs to run loose, a resident was injured due to a dog running loose; homeowner stated there are lights on during the day; Geysers Swim Team.

MOTION TO AJOURN

With no further business a motion was made to adjourn the meeting at 7:50pm, seconded and passed unanimously. The next meeting will be held on March 28, 2013 at 7:00 PM.

Minutes Accepted By:  _____