

**Greatwood Community Association, Inc.**  
**Board of Directors Meeting**  
**June 26, 2014**

The Board of Directors for the Greatwood Community Association, Inc. met June 26, 2014 at the Recreation Center No.1 at 7:00 pm. The Board members present were Judy Holy, Jack Molho, Chip Smith. Stuart Rimes & Bob Hauck were absent. Also present was Nikkole Luna representing Houston Community Management Services and Charles Daughtry representing Daughtry & Jordan.

**CALL TO ORDER**

Quorum was established. Judy Holy called the meeting to order at 7:00 P.M.

**CONSTABLE REPORT**

Corporal Greg Baker was in attendance to answer questions from homeowners. Corporal Baker informed the homeowners in attendance there have been burglaries, no other stranger dangers recently.

**MINUTES**

Jack Molho made a motion to approve and accept the May 22, 2014 minutes as presented. Chip Smith seconded the motion. All in favor. Motion carried unanimously.

**FINANCIALS**

Chip Smith provided the financial report. The operating income statement will now be separate from the reserve income statement. HCMS is still working on the formatting. Jack Molho made a motion to accept the May 2014 financials as long as June financials are formatted correctly. Judy Holy seconded the motion. All in favor. Motion carried unanimously. Judy Holy and/or Chip Smith will discuss the surplus of funds with HCMS' CEO, John Black.

**OLD AND NEW BUSINESS**

**Rec 2 Improvement – Office Expansion**

3 bids were provided to complete the office expansion. The Board met with JRD Construction to discuss the plans and bid as JRD Construction was the middle bid. After discussion, it was decided to contract with JRD Construction. The bid provided is \$43,952.49. Jack Molho made a motion to approve and accept the JRD Construction bid to expand the office. Chip Smith seconded the motion. All in favor. Motion carried unanimously.

**A Beautiful Pools Bids**

A Beautiful Pools submitted the following bids:

Replace lifeguard stand and repair 2<sup>nd</sup> lifeguard stand at pool 2 - \$4,035.31  
Install non corrosion exhaust fan at pool 2- \$1,433.95  
Install non corrosion exhaust fan at pool 1 - \$1,433.95

Jack Molho made a motion to approval all 3 bids. Chip Smith seconded the motion. All in favor. Motion carried unanimously.

**Tennis League**

Judy Holy informed the Board there is an interest in starting a tennis league in Greatwood. There is a resident that will present a proposal for tennis league to the Board at the July meeting.

**HOMEOWNER OPEN FORUM**

Homeowner Dave Brittain – presented the MUD President's meeting updates. Dave stated he has met with the golf course in regards to the level of water in the big lake. There is no resolution that he knows of at this time however,

the spillway has a level of water as high as it needs to be. There could be a leak and it will be monitored. The golf course did give permission to install a meter.

Dave Brittain also informed the Board and homeowners he has heard there are complaints in regards to the trash company, Best Trash. He asked that any Best Trash complaints be referred to the MUD or himself.

Homeowner Robert Galloway – Requested the ACC Committee require a condition on the application to prohibit any pool work starting before 7am and ending at a specific time in the evening, if homeowner does not adhere to the conditions, the pool deposit would be non refundable. Management will discuss with the ACC Committee.

Homeowner Craig Fraser- Homeowner emailed a request to management requesting the raised planter at pool 3 between the main pool and dive pool be removed as it is an obstruction of sight between the pools. He stated he has a 4 year old that can not swim and a 7 year old that can swim who likes to be in the dive pool. When he is the main pool, he is unable to see over to the dive pool to keep an eye on his 7 year old. Judy Holy informed the homeowner that she has been at pool 3, clearly sees the issue and we are exploring options for this.

Homeowner Brian Shaw – Homeowner asked that the diving boards at pool 3 be checked as the spring on the back of the boards may need to be adjusted so someone's hand does not get caught in it.

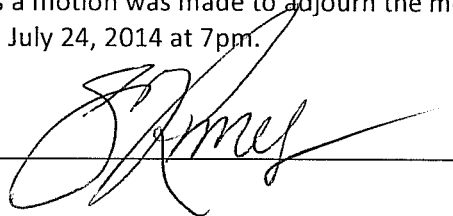
He also requested it be noted in the minutes that management deserves a wage increase.

He requested the Association look at installing outlets at rec centers for electrical cars and the Association could receive a tax credit for doing so. Nikkole asked homeowner to send information on this and she will also research.

**MOTION TO AJOURN**

With no further business a motion was made to adjourn the meeting at 7:47pm, seconded and passed unanimously. The next meeting will be July 24, 2014 at 7pm.

Minutes Accepted By: \_\_\_\_\_

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