

Greatwood Community Association, Inc.
Board of Directors Meeting
February 26, 2015

The Board of Directors for the Greatwood Community Association, Inc. met February 26, 2015 at the Recreation Center No.1 at 7:00 pm. The Board members present were Judy Holy, Jack Molho, Chip Smith and Bob Hauck. Stuart Rimes was absent. Also present was Nikkole Luna representing Houston Community Management Services.

CALL TO ORDER

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

CONSTABLE REPORT

Sgt. Billy Guerrero was in attendance to present the Constable's Report. Sgt. Guerrero informed the board Deputy Brian Wood is no longer in Greatwood; therefore, we are down to 3 deputies at this time. They are in the process of hiring another deputy for Greatwood. Sgt. Guerrero will keep management informed of any changes, etc.

MINUTES

Jack Molho made a motion to approve and accept the December 3, 2014 minutes as presented. Stuart Rimes seconded the motion. All in favor. Motion carried unanimously.

MUD PRESIDENT MEETING UPDATE

Dave Brittain gave the MUD President meeting update.

MINUTES

Jack Molho made a motion to approve and accept the January 22, 2015 meeting minutes as presented. Chip Smith seconded the motion. Motion carried.

FINANCIALS

Chip Smith gave an overview of the January 2015 financials. Jack Molho made a motion to approve and accept the January 2015 financials. Bob Hauck seconded the motion. All in favor. Motion carried unanimously.

OLD AND NEW BUSINESS

Landscape Bids

Earthcare provided bids to complete the renovation of the remaining mailbox islands in Greatwood. The total cost is \$18,773.81 however, approximately \$1,000 will be deducted as one of the islands will not be renovated. Chip Smith stated there are 2 mailbox islands in the Estates section that he does not think need to be renovated. Judy Holy said she would go check again. Jack Molho made a motion to approve the bids. Chip Smith seconded the motion. All in favor. Motion carried unanimously.

Gator Swim Team Storage Shed

It was recommended the Gators install a storage shed at Rec 1 pool area for their supplies, etc during swim team season. Jack Molho made a motion to approve the installation of a storage shed as long as it adheres to the specs of the ACC Guidelines and the cost of the storage shed it at the Gator Swim Team's expense. Chip Smith seconded the motion. All in favor. Motion carried unanimously.

Playground Committee Recommendations/Bids

Multiple bids from May Recreation (Miracle) were submitted for various items needed in the playgrounds.

Fairview playground (Winding Brook East) - \$34,909

3 park benches (playground between Vistas & Woodhaven and one in memory of Cecil Williams) - \$1,314

Install 5 trash cans, however, 7 trash cans are needed - \$2,752 (there will be an additional cost for the 2 extra)
Labor to install benches & trash cans - \$1,300
Replenish kiddie mulch at 6 playgrounds - \$9,444
Replace 3 toddler swing seats - \$378

Jack Molho made a motion to approve all items above. Chip Smith seconded the motion. All in favor. Motion carried unanimously.

There was a bid submitted for the swing set structures, as there are some that need to be replaced.

2 bay arch - \$5,677
5" diameter arch swing w/ 2 toddler seats - \$4,121
5" diameter arch swing w/ 2 belt seats - \$4,018

Chip Smith would like to see swings installed at Rec 3 however, it was mentioned that Rec 3 already has swings. Judy & Nikkole will check. There are 2 swing structures at the playground on Deerbrook in Stonebridge that are rusted and may need to be replaced. This item was tabled until the March meeting.

Trash Enclosures at Rec 1 & Rec 3

JRD Construction submitted a bid to remove the trash enclosures at Rec 1 & Rec 3 pool areas and to build a new trash enclosure at Rec 1 outside the back breezeway gate for \$2,300. Chip Smith made a motion to approve the bid. Bob Hauck seconded the motion. All in favor. Motion carried unanimously.

Straighten Cemetery Fence

JRD Construction submitted a bid to straighten the cemetery fence in the Crossing on Maple Run & Deer Hollow for \$1,125. Bob Hauck made a motion to approve the bid. Chip Smith seconded the motion. All in favor. Motion carried unanimously.

Repaint Rec 1 & Rec 3 Floors

HCMS maintenance department painted the outside and bathroom floors at Rec 1 and Rec 3 in 2014 prior to pool season. Immediately after the painting, the paint began to peel and became worse over time. Judy Holy and Nikkole Luna met with John Black, CEO of HCMS, in Greatwood to show him the issues. John Black will review and research the work order and invoice then get back to Nikkole Luna with a solution. Judy Holy informed John Black the Association should not have to pay to have the floors redone.

Rec 2 Drinking Fountain Drain

The drinking fountain at Rec 2 near the playground and tennis courts does not have a drain. Without a drain, there is no where for the water to drain to making the area around the fountain very muddy. 2 bids were obtained:

Katy Plumbing: \$3,320 + \$814 (rebuild fountain)
JRD Construction: \$4,316 + \$1,058 (rebuild fountain)

Chip Smith made a motion to approve the bid submitted by Katy Plumbing. Bob Hauck seconded the motion. All in favor. Motion carried unanimously.

Install Permanent Lifeguard Stand at Rec 3

It was recommended by the Sugar Land Fire Marshall that the portable lifeguard stand be replaced with a permanent lifeguard stand. A Beautiful Pools submitted a bid of \$3,862. Chip Smith made a motion to approve the bid. Bob Hauck seconded the motion. All in favor. Motion carried unanimously.

Rec 1 & Rec 3 Tennis Court Resurfacing

CL Sports submitted a bid to resurface the tennis courts at courts 3 & 4 at Rec 1 and Rec 3's courts for \$13,180. Chip Smith made a motion to approve the bid. Bob Hauck seconded the motion. All in favor. Motion carried unanimously.

Sidewalk Raising Bid

CRC performed a comprehensive inspection of the sidewalks behind the Trails and around Rec 1. The total bid for repair the sidewalks is \$22,405. CRC broke up the bid into sections. The 2015 budget allows \$7,500 in sidewalk repairs. Chip Smith made a motion to approve up to \$7,500 in repairs. Bob Hauck seconded the motion. All in favor. Motion carried unanimously.

Sidewalk Replacement

There is a section of sidewalk between Quiet Trail and Pecan Trace in the Trails that needs to be replaced. Advance Installations submitted a bid of \$2,080 to replace. Chip Smith made a motion to approve the bid. Bob Hauck seconded the motion. All in favor. Motion carried unanimously.

Rec 1 Sewer Line Repair

A Beautiful Pools informed management that when the pool cleaner backwashes pool 1, the drains back up. This is caused by a clogged sewer line. Katy Plumbing was called out to investigate, they jetted the sewer line and made a clean out repair, however, the drains still backed up afterwards. Katy Plumbing came back out and put a camera in the sewer line and discovered there is a belly in the line and the sewer line needs to be regraded. 3 bids were obtained to replace 80' of sewer line:

Katy Plumbing - \$8,700
Church Services - \$8,744
Suncoast Plumbing - \$9,750

Chip Smith made a motion to approve the bid submitted by Katy Plumbing. Bob Hauck seconded the motion. All in favor. Motion carried unanimously.

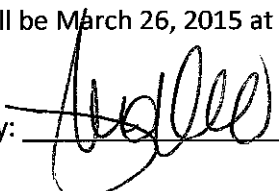
HOMEOWNER OPEN FORUM

Dave Brittain, Robert Galloway and Butch DePaula were present. Robert Galloway had a question about a comment posted on Facebook.

MOTION TO AJOURN

With no further business a motion was made to adjourn the meeting at 8:00pm, seconded and passed unanimously. The next meeting will be March 26, 2015 at 7pm.

Minutes Accepted By: _____

A handwritten signature in black ink, appearing to be 'Bob Hauck', is written over a horizontal line.