

Greatwood Community Association, Inc.
Board of Directors Meeting
September 24, 2015

The Board of Directors for the Greatwood Community Association, Inc. met September 24, 2015 at the Greatwood Golf Club at 7:00 pm. The Board members present were Jack Moho, Mike Will, Chip Smith and Brian Shaw. Also present was Nikkole Luna representing Houston Community Management Services and Charles Daughtry representing Daughtry & Jordan.

CALL TO ORDER

Quorum was established. Chip Smith called the meeting to order at 6:03 P.M.

SHERIFF REPORT

Captain Steve Holtz and Sgt. Jean Gobar were both present to give an update on the transition from the Constable to Sheriff which will take place October 1, 2015. Captain Holtz informed the Board that Deputy Jeff Brownson and Deputy Charlie Willoby were both hired on at the Sheriff Department. Both deputies will go through the training then placed in Greatwood. There are 2 positions open that Captain Holtz has posted. Beginning October 1, Greatwood will have district deputies temporarily and by November 1 Greatwood will have 3 out of the 4 contract deputies in place. Beginning Tuesday, September 29, Captain Holtz will place a traffic deputy at the feeder and Riverbrook to help alleviate the traffic issue in the mornings.

MINUTES

Jack Molho made a motion to accept and approve the August 26, 2015 minutes and the August 31, 2015 Special Meeting minutes as presented. Mike Wills seconded the motion. All in favor. Motion carried unanimously.

FINANCIALS

Chip Smith provided an overview of the August financials. Jack Molho made a motion to approve and accept the financials as presented. Mike Wills seconded the motion. All in favor. Motion carried unanimously.

OLD AND NEW BUSINESS

2016 Budget

Mike Wills made a motion to approve the 2016 budget with a \$25 increase to the annual assessment. The annual assessment for 2016 will be \$815.00. Jack Molho seconded the motion. All in favor. Motion carried unanimously.

2014 Audit

The 2014 audit was presented. Jack Molho made a motion to accept and approve the 2014 audit as presented. Mike Wills seconded the motion. All in favor. Motion carried unanimously.

Landscape Proposals

4 landscape proposals were submitted. The total cost is \$2,391.24. Mike Wills made a motion to approve the proposals. Brian Shaw seconded the motion. All in favor. Motion carried unanimously.

A Beautiful Pool Proposal

A proposal to replace the sand filter at pool 1 was submitted. The cost is 9,978.53. Jack Molho made a motion to approve the proposal however, work will be completed either at the end of the year so it can be billed in 2016 or have work completed at the beginning of 2016. Mike Wills seconded the motion. All in favor. Motion carried unanimously.

Wrought Iron Fence Painting

There was discussion of the painting of the white wrought iron fences. A temporary solution is to paint the fences at this time and re-evaluate in 3 years for replacement. Mike Wills made a motion to approved the fence painting of a cost of approximately \$37,000. Chip Smith seconded the motion. All in favor. Motion carried unanimously.

Church Services Proposal

A proposal was submitted to move the electrical at the Sansbury entrance from the front of the entrance to the 2nd median on Sansbury. The board would like to have a 200 amp meter installed instead of the proposed 125 amp meter. Mike Wills made a motion to approve the proposal to include a 200 meter amp if the price does not exceed \$15,000. Brian Shaw seconded the motion. All in favor. Motion carried unanimously.

May Recreation Proposal

A proposal was submitted to replace the chin up bar and sit up bench at the Vistas park area on Winding Brook West. Brian Shaw made a motion to approve the proposal of \$1,944. Mike Wills seconded the motion. All in favor. Motion carried unanimously.

Off Duty Officers at Riverbrook/59 Feeder

With the information provided at the beginning of the meeting by Captain Holtz, the board tabled this item. They will review how the traffic deputy handles the traffic in the morning after a few weeks of the traffic control.

WaterLogic Proposal

A proposal was submitted to replace the controllers to save water. Jack Molho asked the board to review the proposal prior to setting up a meeting with WaterLogic. Brian Shaw and Mike Wills questioned the cost of the controllers as they found the same type of controller on line for less than what was quoted.

Installing Drains at Charleston Estates Lake and Greatwood Pkwy/Riverbrook

Nikkole Luna will obtain bids to install drains in these locations.

Always in Season

Jack Molho had requested a proposal to include decorating all the blade signs throughout Greatwood for the holiday season. Mike Wills made a motion to approve the proposal of \$8,666.18. Brian Shaw seconded the motion. All in favor. Motion carried unanimously.

Hoggatt Proposals

Hoggatt submitted proposals for various items on the doghouse monuments and travertine repairs. Mike Wills made a motion to approve all the proposals totaling \$8,946. Brian Shaw seconded the motion. All in favor. Motion carried unanimously. In addition to this work, Hoggatt is to remove all the screws/nails from each blade sign that are in the travertine and repair as necessary.

Lake Management Proposal

One of the fountains in the Charleston Estates lake is down and needs to be replaced. Lake Management submitted a proposal to replace the fountain, \$8,944.83. The Board would like to see the lights in each fountain replaced with LED lights as well. Mike Wills made a motion to replace the fountain and if the light kits for the other fountains do not exceed \$1,573.56 (as priced in the fountain replacement proposal), replace those as well. Brian Shaw seconded the motion. All in favor. Motion carried unanimously.

Pool 1 Shade

Several requests from homeowners were brought up to install shade at pool 1. Managements is to obtain bids for some type of shade structures.

Sackett Commercial Services

A proposal was submitted to trim the trees on Tara Blvd and Greatwood Glen, the total is \$1,375. Mike Wills made a motion to approve the proposal. Brian Shaw seconded the motion. All in favor. Motion carried unanimously.

Committee Reports

Landscape – nothing to report

Infrastructure – nothing to report

Holiday Lighting/Decorations – nothing to report

Forestry – nothing to report

Playground – kiddie mulch is being installed

Pools – nothing to report

ACC – nothing to report

Lakes – nothing to report

Sgt. Jean Gobar had requested the Board to allow the deputies to be off on certain holidays:

New Year's Day

Martin Luther King Day

Memorial Day

Labor Day

Veteran's Day

Thanksgiving Day

Christmas Eve

Christmas Day

Allowing the deputies off will save the Association money on the contract. Mike Wills made a motion to approve the days off. Brian Shaw seconded the motion. All in favor. Motion carried unanimously.

HOMEOWNER OPEN FORUM

There were 3 homeowners present. Robert Galloway asked about the new recycle cans. Terrie Wheeler asked about the AT&T work that is being done.

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 October 22, 2015 at 6:00pm.

Minutes Accepted By

