

Greatwood Community Association, Inc.
Board of Directors Meeting
December 15, 2015

The Board of Directors for the Greatwood Community Association, Inc. met December 15, 2015 at Rec 1 at 6:00pm. The Board members present were Jack Moho, Mike Will, Chip Smith, Stuart Rimes and Brian Shaw. Also present was Nikkole Luna and Wendy Sulak representing Houston Community Management Services and Charles Daughtry representing Daughtry & Jordan.

CALL TO ORDER

Quorum was established. Jack Molho called the meeting to order at 6:00pm.

SHERIFF REPORT

Sgt. Jean Gobar was unable to attend the regular meeting however, did attend briefly the executive session. She informed the Board that there have been complaints about residents using the sidewalks for golf cart use. Golf carts are not allowed on sidewalks. She stated the radar speed limit signs do work. The deputies will all be off on Christmas Eve, Christmas Day & New Year's Day.

EXECUTIVE MEETING SUMMARY

-2 accounts requested fees be waived
-security camera discussion

MINUTES

Chip Smith made a motion to approve and accept the October 22, 2015 minutes as presented. Stuart Rimes seconded the motion. All in favor. Motion carried unanimously.

FINANCIALS

Chip Smith provided an overview of the October and November financials. Stuart Rimes 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

Landscape Proposals

A total of \$23,355.10 in landscape proposals were submitted. Mike Wills made a motion to approve the proposals. Brian Shaw seconded the motion. All in favor. Motion carried unanimously.

Ratify email approval for white fence landscape project

Mike Wills made a motion to ratify the approval via email for the white fence landscape project in the amount of \$35,295.73. Chip Smith seconded the motion. All in favor. Motion carried unanimously.

Landscape Architect Proposal

A proposal was submitted from a landscape architect to design the Shores entrance at Tiburon and Shadow Bend. Judy Holy also submitted a proposal from the architect to design the entrances. It was discussed and Judy will obtain other bids.

White Wrought Iron Fence Proposal

A proposal was submitted from White Wrought Iron Fence to paint the cemetery fence on Maple Run in the amount of \$6,173.00. Mike Wills made a motion to approve the proposal. Brian Shaw seconded the motion. All in favor. Motion carried unanimously.

Playground Proposal – Rec 2

May Recreation (Miracle) submitted a proposal for the playground replacement at Rec 2 in the amount of \$49,497.00. Mike Wills made a motion to approve the proposal. Chip Smith seconded the motion. All in favor. Motion carried unanimously.

Walls behind Manor

The walls behind the Manor are deteriorating. 2 proposals were submitted to replace the concrete walls with brick. The Board would like to see proposals for prefab concrete walls as well. Proposals will be obtained and this will be discussed at a later date.

Installing Radar Speed Signs

3 proposals were submitted for the radar speed limit signs. Chip Smith made a motion to approve one of the proposals however, with only 2 signs. Mike Wills seconded the motion. There were board members that feel the signs will not help the speeding. Chip Smith was in favor. Mike Wills, Stuart Rimes and Brian Shaw were opposed. Motion failed.

Rec 1 picnic table proposal

2 proposals were submitted to replace the picnic table/cover at Rec 1. D&C Contracting's proposal was \$3,210.00. McKenna's proposal was \$8,185.00. Chip Smith made a motion to approve D&C Contracting's proposal. Mike Wills seconded the motion. All in favor. Motion carried unanimously.

Rec 2 pergola replacement proposal

2 proposals were submitted to replace the pergolas at Rec 2. D&C Contracting's proposal was \$6,500.00. McKenna's was \$9,385.00. Mike Wills made a motion to approve D&C Contracting's proposal. Chip Smith seconded the motion. All in favor. Motion carried unanimously.

A Beautiful Pools – Sand Proposal

The sand in the sand filters at Rec 3 will need to be replaced. A Beautiful submitted a proposal of \$3,798.01. Chip Smith made a motion to approve the proposal. Stuart Rimes seconded the motion. All in favor. Motion carried unanimously.

Security Cameras

There was much discussion of the security camera proposals for the entrances. The security camera proposals will be tabled until the January meeting in order for the Board to review all proposals. Stuart Rimes would like a decision made at the January meeting as the discussion has been on going for almost a year.

Payment Plan Policy

The Payment Plan Policy had been revised to reflect no payment plans no longer than 8 months without Board approval. Chip Smith made a motion to approve the payment plan policy. Stuart Rimes seconded the motion. All in favor. Motion carried unanimously.

Part Time Porter

The Board would like to obtain proposals for a part time porter.

Sidewalk Proposal

There are sidewalks that need to be replaced and areas graded. Advance Installation submitted a proposal to replace and regrade the areas in the amount of \$10,350.00. Chip Smith made a motion to approve the proposal. Mike Wills seconded the motion. All in favor. Motion carried unanimously.

Committee Reports

Landscape – the landscaping along the white fences will begin

Infrastructure – white fence painting is completed

Holiday Lighting/Decorations – no update, everyone seems to like the lit tree & spheres at Rec 1

Forestry – the annual tree planting proposal was submitted. Chip Smith made a motion to approve the proposal in the amount of \$21,568.00. Mike Wills seconded the motion. All in favor. Motion carried unanimously.

Playground – the Rec 2 playground equipment was approved earlier in the meeting

Pools – Rec 3 will receive new sand in the sand filters

ACC – nothing to report

Lakes – a proposal from Lake Management was submitted to add fish to the Charleston Estates Lake. Mike Wills made a motion to approve the proposal in the amount of \$1,635.00. Stuart Rimes seconded the motion. All in favor. Motion carried unanimously.

HOMEOWNER OPEN FORUM

Stuart Rimes informed the Board and residents present that the LID has installed meters on the golf course's pumps. A resident inquired about the Holiday Delight event. Jack Molho informed the residents that he would like to see at least 4 – 5 events a year.

MOTION TO AJOURN

With no further business a motion was made to adjourn the meeting at 7:30pm, seconded and passed unanimously. The next meeting will be January 28, 2016 at 6:00pm.

Minutes Accepted By: M. S. Wills