

Greatwood Community Association, Inc.
Board of Directors Meeting
September 29, 2016

The Board of Directors for the Greatwood Community Association, Inc. met September 29, 2016 at Rec 1 at 6:00pm. The Board members present were Jack Molho, Chip Smith, Mike Wills & Brian Shaw. Stuart Rimes were absent. Also present was Nikkole Luna 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 in attendance to provide an update. She announced the Deputy Turner has moved to another department and our new deputy is Alex Adams. She also noted things have been quiet.

EXECUTIVE MEETING SUMMARY

- accounts asked for fee waivers
- Approved the 2017 lake Contract
- engaged an attorney to research the documents for any recourse against the golf course

MINUTES

Chip Smith made a motion to approve and accept the August 25, 2016 minutes as presented. Mike Wills seconded the motion. All in favor. Motion carried unanimously.

FINANCIALS

Chip Smith provided the financial review. Brian Shaw made a motion to accept and approve the August financials. Mike Wills seconded the motion. All in favor. Motion carried unanimously.

OLD AND NEW BUSINESS

Greatwood Blade Sign on Sansbury

It was discussed moving the blade sign on Sansbury however, the board would like to wait and see what happens with the new left turn lane. It may be that moving the sign may not need to happen.

Glen Blade Sign

A proposal was obtained from Hoggatt to replace the Glen blade sign. The blade sign is in very bad shade. The cost to replace it is \$11, 672.00. Mike Wills made a motion to replace it. Brian Shaw seconded the motion. All in favor. Motion carried unanimously.

Manor Concrete Fences

There are 2 sections of the fence that need to be repaired. The cost is \$13,416.57. Chip Smith made a motion to approve the repairs. Brian Shaw seconded the motion.

Discuss the Options for the Manor Concrete Fences

This has been deferred to 2018.

Sackett Commercial Services

Sackett provided a proposal to remove and lift trees in the 3 acres. Chip Smith made a motion to approve the proposal of \$6,386.00. Mike Wills seconded the motion. All in favor. Motion carried unanimously.

Sidewalks

There are many sidewalks that are in need of repair. Chip Smith made a motion to obtain a proposal to repair/raise the area on Greatwood Pkwy at Sansbury. Brian Shaw seconded the motion. All in favor. Motion carried unanimously. Management will obtain a proposal.

Lane Only Swim

Residents that are signed up for Lane Only Swim requested to keep pool 2 open until the end of October. Chip Smith made a motion to approve. Mike Wills seconded the motion. All in favor. Motion carried unanimously. The pool will be open for Lane Only from 7am – 11am instead of 6am – 10am.

Pool 2 Heater

Mike Wills requested a proposal for a pool heater at pool 2. No decision was made and has been deferred to a later date.

Geysers in Main Entrance Lake

It was discussed to pull the geysers in the lake on the side that is not seen. Chip Smith made a motion to pull them. Brian Shaw seconded the motion. Mike Wills opposed. Motion carried.

Drain at Rec 3 Playground/drinking fountain

This item was deferred until 2017.

Street Light at end of Shadow Bend

A proposal from Centerpoint to install a street light at the end of Shadow Bend at the dead end was provided. The cost is \$720.00. Brian Shaw made a motion to approve the light. Mike Wills seconded. All in favor. Motion carried unanimously.

Holiday Event

Chip Smith made a motion to approve the Holiday event. Mike Wills seconded the motion. All in favor. Motion carried unanimously. We will get vendors to sponsor/donate towards the expenses.

Signs

All persons posting signs must acquire approval from the HOA, this includes Girl Scouts, Boy Scouts and schools.

2017 Events

Homeowner Christine requested funds for some 2017 events. The board would like for Christine to present a budget prior to approving funds.

2017 Budget

The 2017 budget was presented to the Board. There will be a 2.5% increase, the assessment will increase from \$815 to \$835. Mike Wills made a motion to approve the budget and increase. Chip Smith seconded the motion. Brian Shaw abstained. Motion carried.

Committee Reports

Landscape – A landscape designer will attend next meeting

Infrastructure – will be replacing the Glen blade sign

Holiday Lighting/Decorations – all section blade signs will have red, green and gold

Forestry – couple of trees will be removed

Playground – Nothing to report

Pools – Nothing to report

ACC – Nothing to report

Lakes – removing geysers at lake sign

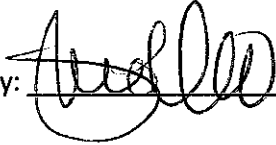
HOMEOWNER OPEN FORUM

Homeowners present asked about 3 acre and pool 3 renovations, CPC minutes, a homeowner volunteered to be on the pool committee.

MOTION TO AJOURN

With no further business a motion was made to adjourn the meeting at 7:38pm, seconded and passed unanimously. The next meeting will be October 27, 2016 at 6:00pm.

Minutes Accepted By:

A handwritten signature in black ink, appearing to be 'A. S. D.', written over a horizontal line.