

Greatwood Community Association, Inc.
Board of Directors Meeting
January 24, 2017

The Board of Directors for the Greatwood Community Association, Inc. met January 24, 2017 at Rec 1 at 6:00pm. The Board members present were Jack Molho, Stuart Rimes, Chip Smith, Mike Wills 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. Jack Molho called the meeting to order at 6:00pm.

SHERIFF REPORT

Sgt. William Bennett was in attendance to provide an update on the stats.

EXECUTIVE MEETING SUMMARY

- homeowner requests
- opinion letter regarding golf course

MINUTES

Chip Smith made a motion to approve and accept the December 8, 2016 minutes as presented. Stuart Rimes seconded the motion. All in favor. Motion carried unanimously.

FINANCIALS

Chip Smith provided the financial review. Stuart Rimes made a motion to approve the December financials. Brian Shaw seconded the motion. All in favor. Motion carried unanimously.

OLD AND NEW BUSINESS

Discuss Open House Signs

Audra O'Neal and many other real estate agents were present to discuss the placing of open house signs in common areas. Audra O'Neal was the spokesperson, she presented their case and reasons they should be allowed to post open house signs and options for them. They presented 3 options to the Board for their consideration. After discussion amongst the Board, it was determined the Board would adhere to the deed restrictions as written which prohibits any signs to be placed on any common area.

Sackett Commercial Services

A proposal for tree removal in the amount of \$2,435.63 was submitted. Stuart Rimes made a motion to approve the proposal. Brian Shaw seconded the motion. All in favor. Motion carried unanimously.

Earthcare – Landscape Proposals

Proposals in the amount of \$51,785.18 was submitted for various locations in Greatwood for landscape replacements. Stuart Rimes made a motion to approve. Mike Wills seconded the motion. All in favor. Motion carried unanimously.

Lake Management – Add fish to lakes

A proposal to add more fish to the Charleston Estates lake in the amount of \$1,572.13 was submitted. This was tabled until a Biologist can provide a survey of the types of fish and the amount of fish should be in the lakes.

Lake Management – Install screens

A proposal to install screening on the geysers at main entrance to reduce clogging was submitted in the amount of \$2,310.17. Chip Smith made a motion to approve. Brian Shaw seconded the motion. All in favor. Motion carried unanimously.

Alonso Service Co

A proposal to replace the back flow and 2 shut off valves at Rec 2 in the amount of \$1,480.59 was submitted. Chip Smith made a motion to approve the proposal however, another proposal needs to be obtained. Mike Wills seconded the motion. All in favor. Motion carried unanimously.

May Recreation – Swing Installation

A proposal to install swings at the Crossing playground in the amount of \$15,904.00 was submitted. Chip Smith made a motion to approve. Stuart Rimes seconded the motion. All in favor. Motion carried unanimously.

May Recreation – Kiddie mulch installation

A proposal to top off the kiddie mulch at the playgrounds in the amount of \$14,289.00 was submitted. Chip Smith made a motion to approve. Brian Shaw seconded the motion. All in favor. Motion carried unanimously.

Watts Pools – Replaster pools at Rec 3

Due to construction at Rec 3, all 3 pools (main pool, baby pool & dive pool) will need to be replastered after construction. Watts submitted a proposal in the amount of \$40,585.00. Watts Pools is the company contracted to do all the pool work, therefore, another proposal was not obtained. Chip Smith made a motion to approve. Stuart Rimes seconded the motion. All in favor. Motion carried unanimously.

Watts Pools also submitted a change order to replace all the lights in the pool and upgrade the lights in the lazy river to LED lights. The amount is \$7,625.00. Stuart Rimes made a motion to approve. Chip Smith seconded the motion. All in favor. Motion carried unanimously.

NEMA Box Enclosures

The current NEMA Box enclosures are not the correct size. 2 proposals were submitted in the amount of \$16,237.50 or \$15,071.82. Stuart Rimes made a motion to approve the SecureCheck proposal of \$15,071.82. Mike Wills seconded the motion. All in favor. Motion carried unanimously. Due to the error on AT&Ts part, they will pay half of the cost.

Discuss tree removals in homeowners' front yards

Connie Glasnapp attended to discuss the process of tree removals in front yards. She expressed her concerns of a neighbor who was allowed to remove the trees. The Board will discuss her concerns with the ACC Committee.

Committee Reports

Landscape – Chip Smith updated. There will some warranty work completed as well as the landscape replacement work.

Infrastructure – The Stonebridge blade sign & electrical that was damaged due to a vehicle accident will be replaced. The driver' insurance has paid Greatwood for the replacement. Brick wall replacements will begin.

Holiday Lighting/Decorations – nothing to report

Forestry – With the help of a Cub Scout troop, a tree farm of 500 saplings in Greatwood was planted. One behind the Manor and one on Deer Hollow in the Crossing. The annual tree planting was completed.

Playground – There is still one wooden structure that should be replaced, however, an inspection should be completed prior to a decision. The committee would like to either replace the wooden structure on Azalea Bend, depending on outcome of inspection or enhance the other playgrounds (Rec 3 and/or the Knoll).

Pools – no update

ACC – No update

Lakes – No update

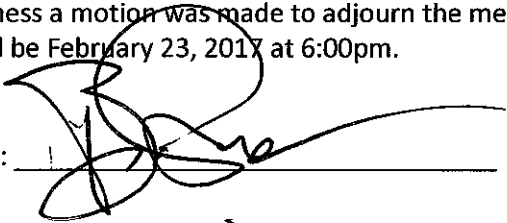
HOMEOWNER OPEN FORUM

The new street light at the dead end of Shadow Bend is too bright, updates on Community Projects.

MOTION TO AJOURN

With no further business a motion was made to adjourn the meeting at 7:40pm, seconded and passed unanimously. The next meeting will be February 23, 2017 at 6:00pm.

Minutes Accepted By: _____

A large, stylized handwritten signature in black ink, written over a horizontal line. The signature is highly cursive and difficult to decipher.

M. S. Wills