

**Greatwood Community Association, Inc.**

**Board of Directors Meeting**

~~February 23, 2017~~  
March 27

The Board of Directors for the Greatwood Community Association, Inc. met March 27, 2017 at the Greatwood Golf Club at 6:00pm. The Board members present were Jack Molho, Stuart Rimes, Chip Smith, Jill Perez 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.

**GUEST – LAKE MANAGEMENT: MAC MCCUNE & AARON GANNAWAY**

Mac McCune was in attendance to explain why the Charleston Estates lake should or shouldn't be stocked with more fish. He recommended that we do not stock any more fish other than feeder fish (minnows & perch). Lake Management could perform a Fish Population Assessment at some point. Chip Smith made a motion to only stock with feeder fish. Brian Shaw seconded the motion. All in favor. Motion carried unanimously.

**EXECUTIVE MEETING SUMMARY**

- homeowner requests
- election of officers

**MINUTES**

Chip Smith made a motion to approve and accept the February 23, 2017 minutes as presented. Brian Shaw seconded the motion. All in favor. Motion carried unanimously.

**FINANCIALS**

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

**OLD AND NEW BUSINESS**

**Lake Management**

A proposal was submitted to repair the bulk head around the entry lakes & dentist lake. The Board would like to table this and discuss at a later time. They asked Aaron Gannaway from Lake Management to keep them informed on the condition as time goes on.

**Integricote**

A proposal to clean the brick walls & seal them was presented. This was also tabled until the Board has more time to review the information.

**A Beautiful Pools**

A proposal to purchase tubes for the lazy river was presented. The cost is \$1,422.96. Chip Smith made a motion to purchase the tubes. Brian Shaw seconded the motion. All in favor. Motion carried unanimously.

**Earthcare – Landscape Proposals**

Proposals in the amount of approximately \$2,591.54 were presented. Jill Perez made a motion to approve the proposals. Stuart Rimes seconded the motion. All in favor. Motion carried unanimously.

### **Removal of Crepe Myrtles at Pool 3**

There are a total of 5 Crepe Myrtles at Pool 3 that should be removed as they cause the pools to stay dirty. Stuart Rimes made a motion to remove all 5. Brian Shaw seconded the motion. Jill Perez, Stuart Rimes & Brian Shaw were all in favor. Chip Smith opposed.

### **Ratify unanimous email approval to replace pavers at Pool 1**

The Board unanimously approved the replacement of the pavers at pool 1 in the amount of \$21,400 via email. Chip Smith made a motion to ratify the approval. Stuart Rimes seconded the motion. All in favor. Motion carried unanimously.

### **Brick Pavers at Trails 1 entrance**

Paver Connection submitted a proposal to replace or repair the pavers at the Trails 1 entrance. This was tabled as Jack Molho would like pricing for stamped concrete.

### **Adding more water features at pool 3's splash pad**

A proposal was presented to install 3 additional water features at the splash pad in the amount of \$26,975.00. Stuart Rimes made a motion to not install additional water features. Brian Shaw seconded the motion. All in favor. Motion carried unanimously.

### **Discuss the Manor Fence**

3 proposals were presented to review. 2 were for brick walls and 1 was for precast fencing. Jack Molho would like a spreadsheet created that shows the cost, life expectancy and maintenance costs. This was tabled until the spreadsheet is provided.

### **Homeowner request for a brick wall**

A portion of a homeowner's fence that connects to a brick wall came down in a storm. She requested the Board install a brick wall in place of the wood fence. This was tabled until the board can look at the area however, the Association does not replace wood fences with brick walls.

### **Request for a Farmer's Market**

A non resident would like to hold a monthly Farmer's Market in Greatwood. Nikkole Luna informed the Board that she explained to the non resident that at this time there is not a place to hold one. The Board recommended he utilize the school to hold the market.

### **Waterlogic Report**

To date, we have saved approximately \$28,000.

### **Election Process**

Stuart Rimes asked about the election process. Nikkole Luna explained that only reps vote and it is one vote per section.

### **Committee Reports**

Landscape – Chip Smith updated.

Infrastructure – brick wall panel replacements continue

Community Projects – rec 1 is now demolished, we seem to be on schedule for all projects

Forestry – Chip & Nikkole will be performing the annual Spring drive around with Russell Sackett, Sackett Commercial Services

Playground – Eric Kennedy has started the annual playground survey, Nikkole Luna informed the Board that the wooden playground on Azalea Bend will have some repairs completed, install a new tire swing, power wash and seal.

Pools – Allan Nunally updated

ACC – will begin updated the guidelines

Lakes – will stock Charleston Estates lake with feeder fish

**HOMEOWNER OPEN FORUM**

Homeowner suggested we compare our ACC Guidelines to the City codes, questions on annexation, the outcome of open house signs, question in regards to Centerpoint and power surges.

**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 27, 2017 at 6:00pm.

Minutes Accepted By:           *Joe Perry*