

Greatwood Community Association, Inc.
Board of Directors Meeting
Executive Session
November / December
December 6, 2018

THE BOARD OF DIRECTORS FOR THE GREATWOOD COMMUNITY ASSOCIATION, INC. HELD THEIR EXECUTIVE SESSION BOARD OF DIRECTORS MEETING ON THURSDAY, DECEMBER 6, 2018 AT 5:00 P.M. AT THE GREATWOOD COMMUNITY CENTER LOCATED AT 7225 GREATWOOD PARKWAY.

DIRECTORS PRESENT

Stuart Rimes, Chip Smith, Eric Kennedy, Brian Shaw and Jill Perez

ALSO PRESENT

Jeanne Miller, General Manager & Katie Discianno, Assistant Manager representing the Managing Agent: Houston Community Management, Margaret Maddox representing the Association's Attorney: Daughtry and Farine

CALL TO ORDER

Quorum was established. The meeting was called to order at 5:00 p.m.

MINUTES

Chip Smith made a motion to approve and accept the October 23, 2018 minutes as presented. Brian Shaw seconded the motion. All in favor. Motion carried unanimously.

NEW BUSINESS

CURRENT TASK LIST:

The current task list was reviewed item by item and a progress report was given by staff.

REVIEW OF DEED RESTRICTION VIOLATIONS BEING SENT TO ATTORNEY:

The Board reviewed a photo presentation of each violation showing the various issues and referred them to the attorney. Motion was made. Motion carried unanimously.

NEW BUSINESS:

Board members signed a new bank card signature sheet to update the required signatures with Mutual of Omaha Bank.

HOMEOWNER HEARING:

JoAnn Hatley scheduled to appear at 5:20 PM did not come to the meeting as requested.

WeiWei Mou scheduled to appear at 5:30 PM did not come to the meeting as requested.

Homeowner Younker met with the Board to discuss the patio / pergolas in the backyard. After discussion it was apparent that the structure is not permanent and therefore the Board decided to leave the structure where it is and close the file. The homeowner was advised that leaving it in its current location could one day cause it to be torn down by one of the utility company as it is in their right of way.

Homeowner's son, Brian Gibbs scheduled to appear at 5:45 PM did not appear as scheduled for the 4th time.

HOMEOWNER HEARINGS/ REQUESTS - WRITTEN

HOMEOWNER REQUESTS

Request to waive fees – Evans – disapproved as violation is not cured. Daughtry & Farine will handle the paperwork.

Request to waive fees – Marshall – disapproved.

The Board approved the above recommendations. Motion made. Motion carried unanimously.

DISCUSSION ITEMS:

Discussion regarding repair of the parking lot at Rec #1 was postponed. Manager will contact Charles Daughtry for an update.

LPR cameras has connectivity issues with AT&T continue. They are being sorted out and repairs being made. Eric Kennedy continues to work with Minuteman Company to get the integration with LPR up and running.

The frequency of cleaning the outside and pool restrooms were discussed. Manager will contact vendors to arrange for an additional cleaning when the pools re-open in May.

Erosion & soil replacement behind Rec Center #1 was discussed. Manager will contact Earthcare to assure the drains are cleaned and remained un-blocked.

Comdata credit card through Associa was approved for the Manager.

The Manager suggested and the Board approved a dinner for the entire Board and their guest in January as a thank you for all their hard work. Dr. Rimes will make the venue arrangements.

A contract was signed with Tactical Wildlife to trap and remove the two Bobcats that have been harassing homeowners and killing their pets.

Request for Ft. Bend Chamber to co-host a breakfast was disapproved.

Request from homeowner to compensate for water damage to her townhouse was put on hold until staff and contractors can decide the ownership of the irrigation system that caused the issue.

Approval was given to remove fees for homeowner Kai Liu as accounting did not enter the proper address in a timely manner.

Approval was given for a presentation on pipe leaking by vendor EPIPE. Time to be determined.

Discussion on renting tables and chairs to homeowners resulted in a disapproval due to the logistics of keeping track.

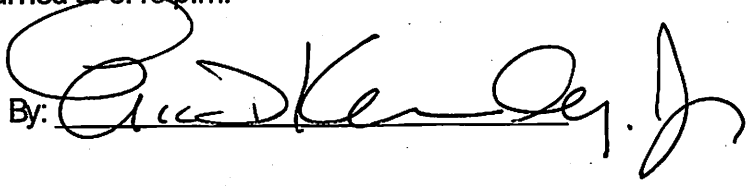
Consideration and approval was given to installing a commercial dumpster by Rec Center #1. A dumpster enclosure would need to be installed to screen it from view.

The Board approved the above recommendations. Motion to approve was made. Motion carried unanimously.

MOTION TO ADJURN

The meeting adjourned at 8:15 p.m.

Minutes Accepted By:

A handwritten signature in black ink, appearing to read "Eric Kennedy, Jr.", written over a horizontal line. The signature is cursive and includes a large initial "E" and a prominent "K".