



GRAYSON LAKES

2017 Annual Meeting



Agenda

Call to order

Introductions

Establish Quorum

Approve 2016 minutes

Election of Directors

Association Forum

 Community Update - Sheriff

 Committee Reports

 Financial Review

Adjourn Meeting

Open Forum until 9:00pm

Board of Directors

Robin Cashman - President

Susan Raia - Vice President

Jeff Mann - Treasurer

John Jordan - Secretary

George Mickle - Special Projects

2016 Meeting Minutes

**MINUTES OF THE SPECIAL ELECTION MEETING
GRAYSON LAKES COMMUNITY ASSOCIATION, INC**

September 6, 2016
Christ Church PCA
10818 Gaston Rd, Katy, TX 77494

CALL TO ORDER

With a quorum was not established at the annual meeting therefor the Annual Meeting was adjourned and a Special Election Meeting was called at 7:26 PM. Thirty nine homeowners were present in person or by proxy.

MEETING MINUTES REVIEW

The Membership reviewed the 2015 Annual Meeting Minutes. A motion to accept the minutes , seconded and carried approving the minutes as written.

ELECTION OF DIRECTORS

Ms. Janczak advised that there were three positions open for two year terms. The candidates listed on the ballot were, incumbents, Robin Cashman, Jeff Mann, and Lee McAdory. The floor was opened for nominations. There being no nominations, a motion was made and seconded and carried to close nominations from the floor. A motion was made, seconded and carried accepting the nominees by acclimation and Robin Cashman, Jeff Mann, and Lee McAdory were re-elected for two year terms.

ASSOCIATION FORUM

Sgt. Chad Norvell from the Fort Bend Sheriff's Department discussed criminal activity and that Grayson Lakes as a low level of crime in the area. Sgt. Chad Norvell provided a contact number for residents to contact the Sheriff's Department for non-emergency calls.

COMMITTEE RE PORTS

Captain Holtz, Sergeant Gobar, and Deputy Singh with the Fort Bend County Sherriff's Department attended the meeting and spoke to the residents about crime and traffic in the area providing a 12 month history of the activity in the community.

The ARC, Communications, Events, Safety, Lake and Irrigation, Landscape, and the Budget Committees all presented the current year's accomplishments.

FINANCIAL REVIEW

Mr. Mann discussed the Financials of the Association.

Door prizes were drawn with the membership present.

With no further business to come before the Membership a motion was made to adjourn at 8:10pm.



Election of Directors

Two Open Positions

On Ballot

John Jordan - re-elected

Maribeth Negri

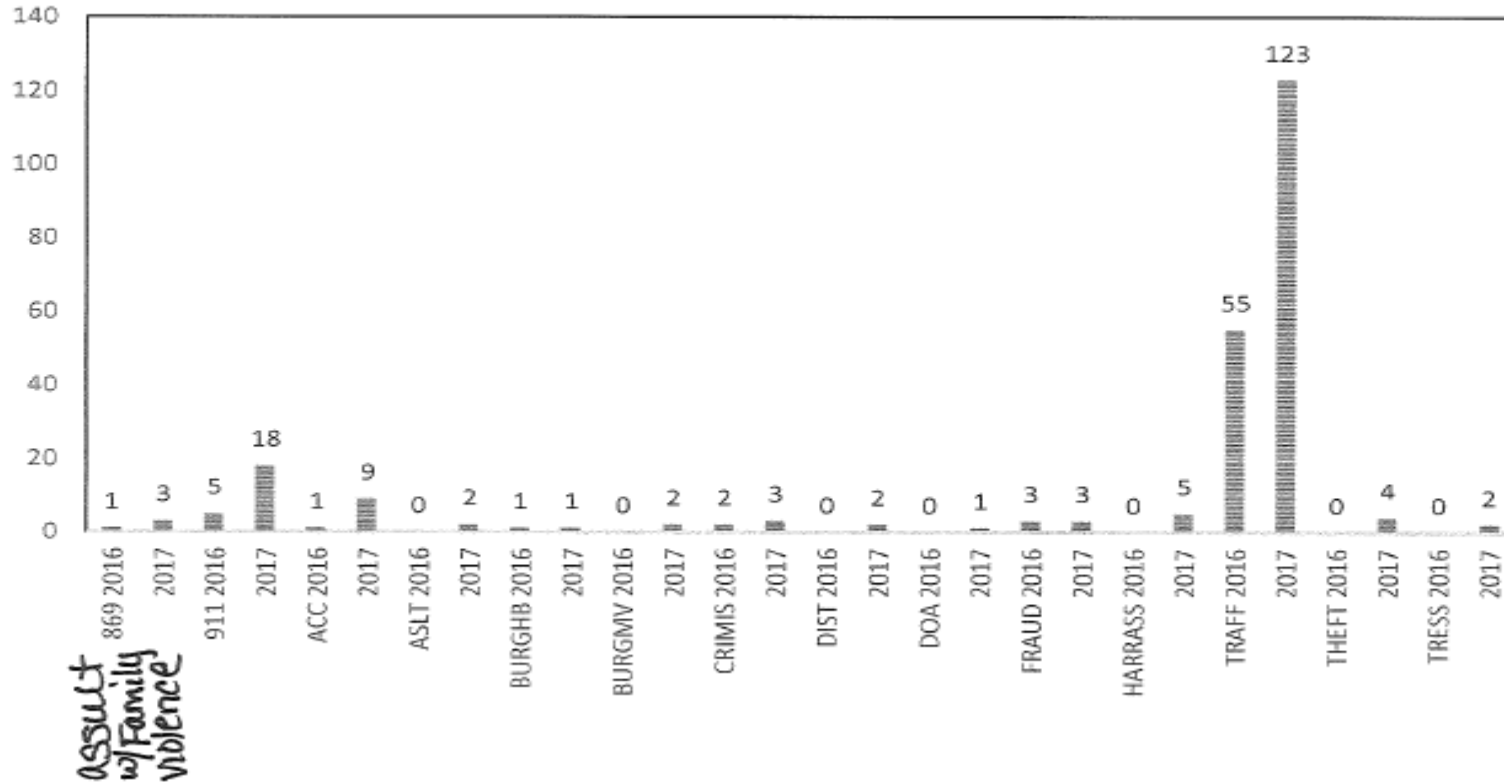
Susan Raia - re-elected

Fort Bend County Sheriff's Office

Sgt. William Bennett - William.Bennett@fortbendcountytexas.gov

Deputy B. Singh - Bhupinder.Singh@fortbendcountytexas.gov

Below are the 2016-2017 crime statistics for Grayson Lakes as presented by Sgt. Bennett



Community Improvements

Pool Improvements

- Flagstone beach entry
- Coping repair and painting
- Repainting of decking
- Outside shower repair
- Pool resurfacing
- Autofill installation
- Card reader upgrade

Recreation Center

- New concrete steps and walkway

Power washing

- Clubhouse stone walls

Landscaping

- Complete bed replacement at Mossy Path & Neehah

Committee Chairs

Architectural Review Committee (ARC) - Lindsay Fraser

Events - coordinator(s) needed

Lakes and Irrigation - George Mickle

Landscape - coordinator needed

Pool & Recreation (Pool/tennis courts/playgrounds) - Rick Bartock / coordinator
needed

Safety and Security - Rich Sollars

Architectural Review Committee
Chair: Lindsay Fraser

What we are about

2.1 OBJECTIVE The objective of the review process is to promote aesthetic harmony in the community by providing for compatibility of specific designs with surrounding buildings, the environment and the topography. The review process strives to maintain objectivity and sensitivity to the individual aspects of design. Extract from Guidelines;

“Architectural Review Process”, Section 2, page 5

(Initial guidelines were set by the developer who had a majority ownership in the community.)

ARC Key things to know

Current Guidelines are available at: www.graysonlakesliving.com

Go to “Documents” and open “Exhibit E”

Submission forms are available through the site

Submissions are due no later than 5 days prior to the ARC meeting which is on the second Thursday of the month unless otherwise posted.

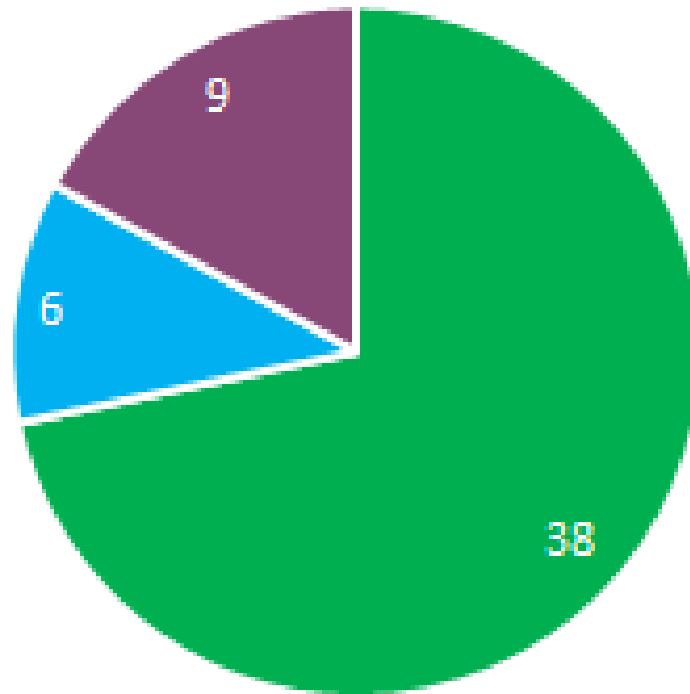
Most rejections are for lack of information so make sure that:

- All that is asked for is provided

- You conform to the guidelines

It is in your best interest to turn up at the meeting if your submission is on the agenda

Year to date ARC Activity



53 submissions to date

■ Approved ■ Rejected compliance ■ Rejected information

ARC Most contentious issues

Dock dimensions

Deck

Height

Fences (particularly metal ones)

Pattern

Common area co-ownership

Sheds and Playsets

Height

Location

Foundation (in case of sheds)

ARC Lake specific matters

Most docks now need to be removed or undergo major repairs (Harvey)

Survey in hand

Notifications will follow

Apron is cracking and sliding into lake

Due to foregoing, erosion of back yards has started in some locations

ARC What are we doing about it?

Apron is not directly ARC business

MUD 130 and Board are in communication

Homeowners impact may come through dock guidelines

Erosion issue is being actively investigated

We have had 2 meetings regarding options

No decisions as of yet; options are very diverse and so are costs!

Docks

Under very active discussion with meetings held and more to come

Options seem to be:

- Current approach with uprights piled in very deep

- Cantilever (expensive)

- Floating (prefer to look at this last)

Lake rose around 6' during Harvey

Typically heavy rain causes water to rise to 40"+ above the top of the apron

Current deck height is set at 22' max

ARC Where do we go from here?

What do YOU as a homeowner want us to do?

Poll lake front owners?

Provide aesthetically acceptable options in design?

Advertise and hold a town hall to discuss and decide?

Leave it to ARC to decide?

Keep replacing docks every 5 years or so!!!!

ARC Closing thoughts

Since a significant number of homeowners have either ignored or been unaware of the guidelines ARC will, henceforth play by the book.

Make sure that you;

Submit before proceeding with a project

Turn up at the monthly ARC meeting to answer questions

DO NOT start a project without written approval

Know what you are responsible for

DO NOT depend on contractors for approval. They are in NO position to do so.

It is ARC's intention to carry out a FULL review and rewrite of the Guidelines but this will not be tomorrow!

Events Committee

Current Events for 2018:		
Event	2018 Dates	Sponsor
Easter Eggstravaganza	Saturday, March 31st	CJ's Yardworks
GL Family Fishing Day	TBA	
Spring Garage Sale	Tentatively April 14th	none
Food Truck Friday	TBA	none
4th of July Parade & Splash Day	Wednesday, July 4th	various
Back-to-School Dive-In Movie	Friday before school starts	none
Fall Garage Sale	Tentatively October 13th	none
Holiday	Sunday, December 2nd	Bob Miles Realty
Proposed Events: (Possible Budget Available)		
BINGO Nights		
Fall Event (Chili cook-off, Texans game, Halloween)		

Event Coordinators needed for the following events:
Contact Karen at Crest Management if you are interested.

Family Fishing Day
Easter Eggstravaganza
4th of July Parade / Splash Day
Dive in movie
Holiday Event / Boat Parade
Holiday decorating contest

Lakes and Irrigation Committee

Chair: George Mickle

The Lakes & Irrigation Committee provides direction and oversight for the overall lake management, fountains, irrigation systems and recreational and aesthetic aspects of Grayson Lakes in conjunction with Crest Management, Lake Pro and CJ's Landscaping.

2017 Improvements

One new fountain was installed; currently GL has 5 new-style fountains out of 17;

Fountains will be replaced as older ones are deemed beyond repair; a new fountain costs approximately \$11,000;

Nearly \$6,000 irrigation replacement

The lake water quality is monitored weekly, fountain lights and pumps are repaired or replaced and debris is removed.



Lakes and Irrigation Committee 2018 Plans

In the next year, the HOA will continue replacing aging fountains and sections of the irrigation system as needed;

Currently implementing rain sensors to manage water conservation and costs; ensuring proper functioning of installed sensors;

Awaiting ARC recommendations and specifications for dock construction.

Landscaping Chair needed

Participation from community volunteers is welcome.

Currently one individual looking at tree maintenance and one home owner working on color enhancement.

The association is also hoping to work with the MUD, looking for grants and consulting with landscape architects for suggestions and assistance in continuing the beautification of the common areas while conserving water usage, also.

Pool & Recreation Committee

Chair needed

Reviewed bids for new pool maintenance contract;

Selected D & S Recreation to clean and maintain pool.

New pool cards were issued to residents in June because of card reader upgrade.

Vandalism at pool was an issue in early spring. Officer Singh was involved.

Pool season ends November 1 and will reopen March 1.

Lock installed at tennis courts March which has been helpful in curbing misuse of courts.

A resident inquired about interest in creating a Pickle Ball court on the existing tennis court surface; the association is awaiting interest from residents.

Safety & Security Committee

Chair: Rich Sollars

Evaluated solar powered speed signs from the county; deemed overly costly with limited impact.

Initiated traffic study with county -- approximately 2900 cars passing from Ephram to Grayson Lakes Blvd. in a 24 hr period (29% increase in traffic volume from 2008).

Ft. Bend County continues to deny our request for a stop sign.

Ft. Bend County can install in-street pedestrian crossing system at two high traffic locations (no cost).

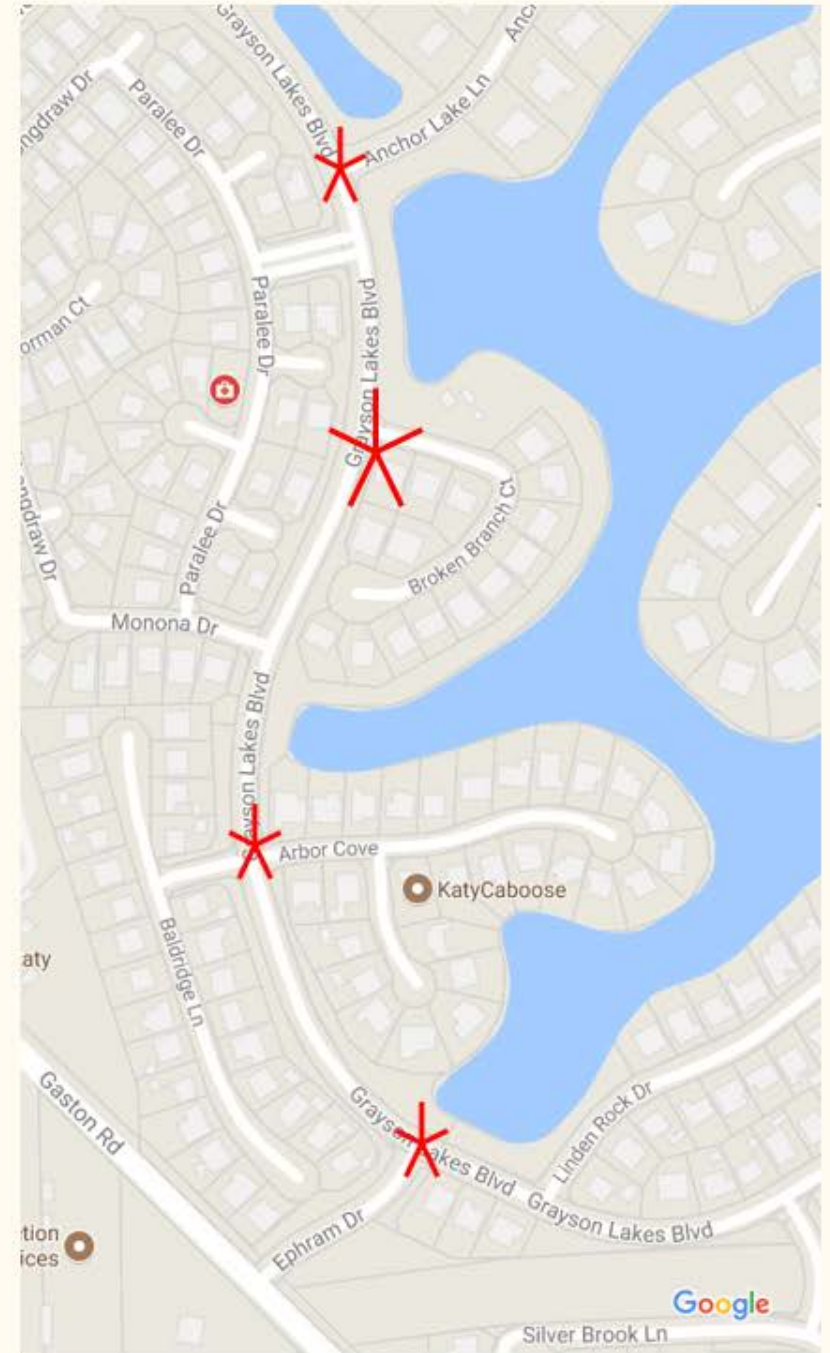
Assessment of external security cameras at pool -- on hold (costly system and no further vandalism reported at pool).



Example of pedestrian crossing sign proposed by Ft. Bend County



Potential spots we could put these crossing signs marked *



THANK YOU!

The following acts of kindness and volunteerism were initiated by OUR neighbors:

tree/brush clean up

lake debris clean up

tennis court wind screen hang up

power washing

furnace filter changing

Valentines cards for Texas Children's patients

food drive for KCM

multiple supply drives for Hurricane Harvey victims



Financial Review

Total Revenue	Budget	Actual as of 8/31/17
	\$ 564, 320	\$ 560,358
Expenses:	Budget	Actual spent as of 7/31/16
Administrative	\$ 28,000	\$ 16,198
Professional Services	\$ 11,000	\$ 4,095
Landscape Maintenance	\$ 226,500	\$ 133,788
Maintenance & Repair	\$ 24,250	\$ 4,119
Lake Maintenance	\$ 26,700	\$ 29,654
Pool & Recreation	\$ 21,050	\$ 13,993
Utilities	\$ 116,000	\$ 79,671
Taxes / Insurance	\$ 34,335	\$ 18,145
Community Events	\$ 2,400	\$ 1,109
Other Expenses	\$ 7,600	\$ 1,202
Fence Loan	\$ 41,470	\$ 27,647
Reserve Account	\$ 25,015	\$ 0.00
Total Expenses	\$ 564,320	\$ 329,622



Proposed 2018 Budget

Total Revenue	Budget \$ 564,320
Expenses:	Budget
Administrative	\$ 27,220
Professional Services	\$ 9,500
Landscape Maintenance	\$ 238,500
Maintenance & Repair	\$ 14,800
Lake Maintenance	\$ 28,000
Pool / Recreation	\$ 24,306
Utilities	\$ 115,100
Taxes / Insurance	\$ 35,215
Community Events	\$ 2,400
Other Expenses	\$ 6,200
Fence Loan	\$ 41,470
Reserve Study	\$ 5,000
Reserve Account	\$16,609
Total Expenses	\$564,320



Questions from the floor