

GRAND OAKS OWNERS ASSOCIATION, INC

2017 Annual Meeting of Members

November 18, 2017

Austin Community College, Stassney Campus

MINUTES

The undersigned, Manager of the Grand Oaks owners Association, Inc., (the "Association") hereby certifies that at 10:30 a.m., November 18, 2017, the 2017 Annual Meeting of the Members was held at the Stassney Campus of the Austin Community College, located at 1820 W. Stassney Lane, Austin, Texas.

Call the Order and Establish a Quorum

Doug Matthews, OA President, called the Annual Meeting of the Members to order at 10:33 a.m. Having 39 votes represented at the meeting, the president declared quorum was established.

Reading and Approval of Meeting Minutes

The 2016 Annual Meeting Minutes were approved as written.

Directors Report

Doug Matthews reported the Directors' activities since the most recent annual membership meeting. Bryan Phillips presented the financial report and the 2018 budget. Bryan mentioned that the Board plans to hire a consultant to conduct a reserve study next year. He announced that members can pay their dues by ACH debit since the Association moved its bank accounts to BB&T.

Committee Reports

Kevin Lindley reported for the Architectural Committee and discussed the procedures for application of changes to the properties in Grand Oaks. He said that with a former committee member moving out of the neighborhood, the committee needs another voting member.

Zoe Wafelbakker reported for the Social Committee. She said that the fall festival was a huge success. She asked for volunteers to help on her committee. She mentioned that one of the committee's ideas was to host a Christmas market at the park.

Unfinished Business

There was no unfinished business.

New Business / Election of Directors

Doug Matthews and Morgan Withoft were nominated for Director prior to the annual meeting. No nominations were made from the floor. Doug and Morgan were elected to a three-year term.

Member Discussion

Morgan Withoft reported that portions of the trail could benefit from the installation of a specialized permeable paver that is designed to prevent erosion. A section will be tested to be sure the material performs as expected. If it works, the material will be installed in other sections of the trail.

Doug informed the members about the condition of the community's irrigation system. He said that about \$15,000 in water cost in 2017 was saved by turning off the irrigation. The Board will install drip irrigation for the plants at the entrances to the subdivision in 2017.

A member suggested installation of a water fountain at the park. The Board researched doing so years ago and found that it was prohibitively expensive, and it would be considered an "improvement" which requires two-thirds approval of all members.

These documents are available at grandoakstx.com.

Another member complained about people who walked their dogs without a leash. It was suggested that they call 911 or 311 to report since the City has a leash law.

Installing a tennis court on the basketball court was suggested. The logistics of installing, storing and securing the poles and net would be unworkable.

It was reported that some owners are dumping landscape debris and other items in the greenspace behind their homes. The Association will email a message to all owners to remove the debris and to cease dumping.

Adjourn

Having no objection and no further business to conduct, the meeting was adjourned at 11:55 a.m.

MINUTES DATED November 18, 2017

Jack Baker, CMCA, AMS
Association Manager