

Grayson Lakes 2024 Annual Meeting

Thursday, September 26, 2024
Grayson Lakes Clubhouse

Agenda

1. Call to order - 6:00pm
2. Introductions
3. Approval of 2023 Annual Meeting Minutes
4. Announcement of Candidate Names from the Solicitation of Candidates
5. Nominations from the Floor for the Election of Directors
6. Opportunity for Candidates to Speak (3 minute limit)
7. Solicitation of Vote Tabulators
8. Election of Directors
9. Management / Financial Report
10. Community Update - FBCSO
11. Board Report
12. Announcement of Election Results (3 positions, 2 year term)
13. Homeowner Forum (until 9:00pm)
14. Adjournment

Introduction of Current Board Members

Robin Cashman – President

Brian McKevitt – Vice President

Jeff Mann – Treasurer

Jennifer Lasida – Secretary

Josh Margiotta– Special Projects

Opportunity for Candidates to speak (3 min limit)

Robin Cashman*

Erin Kursevski

Jeff Mann*

Tamara McFarlane

Brian McKevitt*

Eric Mitchell

*incumbent

Draft 2025 Budget

Fence Loan Payments
(Estimate) \$118,435 yearly

\$9,870 / month

Included in total anticipated
expenses

Revenue	\$758,150
Landscape Maintenance	\$236,063
Utilities	\$112,000
Reserve Contribution	\$92,950
Lake Maintenance	\$42,500
Pool & Rec Center	\$34,330
Administrative	\$33,470
Insurance	\$26,950
Repairs & Maintenance	\$25,900
Professional Services	\$23,500
Reserve Study	\$7,000
Community Events	\$2,000
Website Maintenance	\$1,200
Holiday Decorations	\$1,000
Property Taxes	\$815
Bank Fees	\$37
Total Anticipated Expenses	\$758,150

Fort Bend County Sheriff's Office

Our MUD contracts with the FBC Sheriff's Office to have one patrol deputy dedicate his or her duty hours patrolling within the MUD area. This area includes Grayson Lakes, Grayson Woods, and Willow Lake Apartments.

Deputy B. Singh –

Bhupinder.Singh@fortbendcountytexas.gov



Non-emergency number:
281-341-4665

1,480 activities inside Grayson Lakes year to date*

911 Hang up - 26	Assault - 2	Assist other agency- 1	Civil matter - 6
Criminal mischief -2	Death - 1	Disturbance - 8	Domestic violence - 7
Found adult - 1	Found property 2	Fraud - 1	House alarm - 45
Investigative follow up - 14	Matter related to child protective service - 4	Medical call - 4	Meet the citizen - 32
Mental health related - 6	Motor vehicle accident -7	No offense, report generated - 4	Park check - 7
Property check - 1001	Repossession - 5	Shots fired - 1	Solicitors - 3
Stranded motorist - 4	Structure fire -3	Suspicious person, activity or vehicle - 18	Theft - 2
Traffic hazard - 1	Traffic stop - 159	Trespasser - 1	Vacation watch - 101
Warrant service - 1			

9-1-1 is for serious in progress or life threatening calls

*Calls thru September 8, 2024

Committee Chairs

Ad Hoc Fence Committee - Dave Thomas

Architectural Review Committee - Paul Recktenwall

Events Committee - Amber Clark

Irrigation Committee - Dave Paddock

Lake Committee - Josh Margiotta

Landscape Committee - April Paddock

Safety & Security Committee - Lanny Hitchcock

Community Event Organizers

Fall Garage Sale - Orchid Dobard (October 5)

Christmas Boat Parade - Pam Alloway-Muller (December 8)

Easter Event - Amber Clark (March 3)

Neighborhood Pool party - Mansoob Khan (July 3)

Christmas Event - Amber Clark (December 8)

Projects completed this year

Hired new pool company - A Beautiful Pools, Closed on Tuesday for chemicals
Pool was permitted by Ft Bend County Environmental Health Department
(annual renewal required)



County Requirements:
signage;
daily chemical readings;
eye wash station in
chemical room



leak repaired in wading
pool



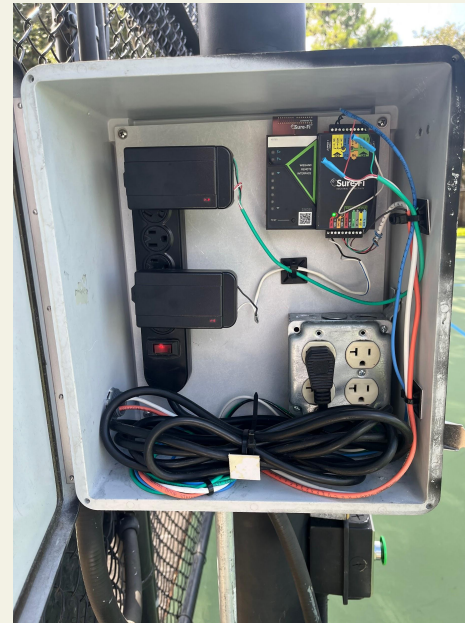
Projects completed this year

Resurfaced courts; purchased and installed 2 additional dog waste stations; added additional trash can



Tennis court issues

There has been some vandalism in the form of cutting off the padlocks that secure the power box to the gate entrance. Once the box is open, the gate is unplugged allowing anyone to access the courts at anytime. It is unfortunate that we have to spend money to fix this issue.



Projects completed this year

Community Fence Replacements



Projects completed this year



New AC at Clubhouse



Tree replacements
throughout community



Flower bed replacement
throughout community



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

Christmas Light Install
Wreath Hanging at
Entrances and Clubhouse



Pool season trash can duty
(sets trash cans out on Sunday and Wednesday
nights)



Thank you to Bruno Samuel for
painting the tennis court dock and
boat ramp

Landscaping Adopt a Circle

Thank you for helping plant!

Robin Cashman

Donna & Ross Guthrie

Rick Kirby

Bradley & Donovan Kynard

Tracy Land

Jennifer Lasida

Meredith Lanning

George & Cindy Mickle

Bruno Samuel

Kellie Sissom

Lisa & David Thomas



Created an “adopt-a-circle” program to involve homeowners in replacing dead plants in circles adjacent their homes, a **\$25,000 savings**



Savings by using volunteers!

Irrigation

- replaced two of the defective back-flow valves on two of the 31 circles in the neighborhood (**\$2,000** savings)

Landscaping

- Neighbors removed 3 dead crape Myrtle trees on Katy Flewellen and 3 large oaks near bayou that we lost in the storm(**\$4,500** savings)

Misc.

- Replaced the wheels on the pickleball nets at the tennis court (**\$2,000** savings)
- Replaced the electrical components and installed led lighting to the clubhouse sidewalk lighting (**\$2,750** savings)

Upcoming Projects



Playground improvements
next budget year

Tree trimming in November -
April, project leader



Rehab of metal fencing -
Dave T., project leader



Amenity Lakes (front 2)
Cleaning - Josh, project leader

Upcoming Projects

Clubhouse doors replacement
- Lanny, project leader



Pool decking repair
9/24

Hydroseed bare patches
due to brick fence
construction 9/24

Karen Lane Cleanout; rebuild slope
due to erosion - Lanny, project leader



Add plantings where fence
construction destroyed

Architectural Review Committee

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.**

- ▶ Initial guidelines were set by the developer who had a majority ownership in the community
- ▶ ARC has and will continue to update guidelines as needed

ARC Members

Paul Recktenwall - Chair

Faycal Barbir

Ghislain Boukosso

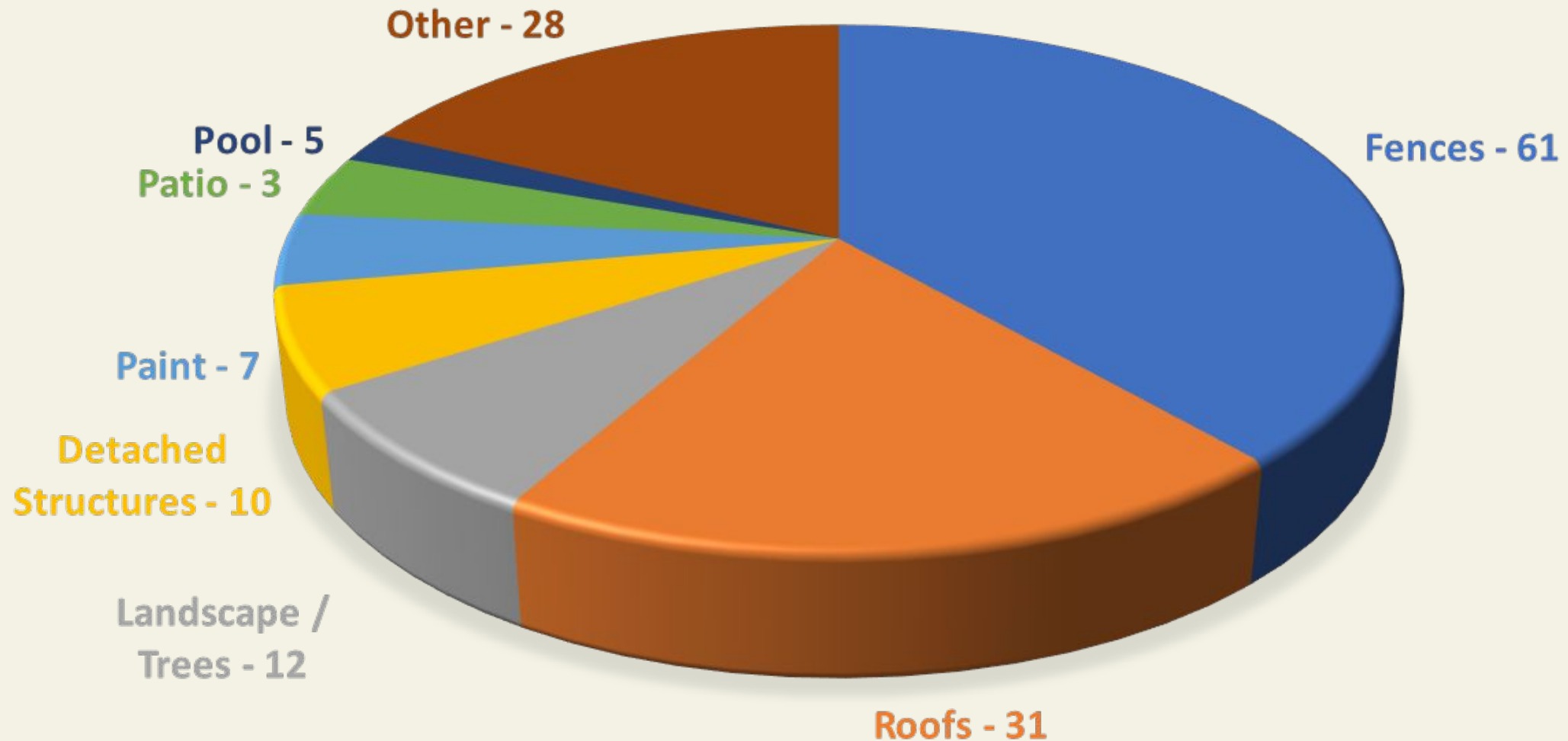
Michelle Mitchell

Matthew Whitman

Emily L @ Crest is your liaison to the ARC Team

- ARC meetings are held **MONTHLY** on the **Second Thursday** at the Club House, 6:30pm
- Typically, there are no Homeowners attending as the approval process via portal is efficient with 3-4 day turnaround
- This provides an opportunity for Homeowners to discuss proposed modifications with the ARC Team prior to submitting an Exterior Modification Request (EMR)

Exterior Modification Request (EMR) Applications Sept 2023 – Aug 2024 (165 submissions)



Other Includes: Gutters, Decks, Generators, Exterior Lighting, etc.

**Homeowner Forum
until 9:00pm**

Thank you for your attendance!