

**NOTICE OF MEETING OF THE  
BOARD OF DIRECTORS OF THE GRASSLAND ESTATES HOA**

Pursuant to Chapter 209 of the Texas Property Code, notice is hereby given that the Board of Directors of the Grassland Estates HOA will meet on the 19<sup>th</sup> day of October, 2021, at 6:30 p.m. at the Association Clubhouse located within the subdivision at 5800 Crowley Blvd., Midland, Texas. While this is a meeting of the directors, and only votes of the directors will be taken, Members are invited to attend. The following items will be on the agenda:

1. Call to Order.
2. Establish the presence of a quorum.
3. Conduct a members hearing. Member comments accepted on agenda or non-agenda items. The member(s) is (are) invited to address the HOA on HOA related issues. Each participant wishing to speak must fill out a comment card prior to the start of the meeting at the participant sign in sheet location and turn same into the Secretary prior to the Call to Order. Participants will be heard in the order of the cards received. The HOA will only accept comments on the same position of the same subject from the first three participants to submit cards. Each speaker is limited to three minutes. Each speaker is limited to one time, regardless of how many minutes are used. The public comment period is limited to a maximum of thirty minutes. Unused minutes from one speaker cannot be yielded to another speaker. The Board may not comment, act or respond on non-agendized items in accordance with the Texas Property Code.
4. Consider and possible action on a motion approving the minutes of the September 21, 2021 meeting of the Board of Directors.
5. Review of Financials. Consider and possible action on any budget requests.
6. Facility Manager's Report.
7. Ratify the electronic vote taken on or about September 29, 2021 to create a deadline of October 15, 2021 for the Phase II Survey that was sent to all residents.
8. Ratify the electronic vote taken on or about October 4, 2021 to allow HOA President, Kelly Hayes, to sign the objection letter for the Nueva Vista Development.
9. Receive report and recommendations from the Pool Committee including results from the Phase II Survey.
10. Discuss and take possible action on Phase II of the Recreation Area Renovation Project.
11. Discuss and take possible action on approving repairs to the auto-fill equipment on the front pool.
12. Discuss and take possible action on hiring a new landscaping company.
13. Discuss and take possible action on delinquent assessment payments.
14. Discuss issues concerning violations contained in the Restrictions and Covenants.
15. Discuss issues concerning the Architectural Review Committee.
16. Discuss and possible action on Secretarial Position.
17. Discuss and possible action on proposal of VCM Property Management Company.
18. Pursuant to Texas Property Code Sec. 209.0051, the Board of Directors may go into Executive Session at any time during the course of this meeting to discuss any of the matters listed on this agenda as authorized by Texas law, including, but not limited to: consultation with an attorney, deliberations about member violations and enforcement actions, litigation, personnel matters, any matter that the board deems an invasion of an individual member or employee's privacy or any matter that a member has made a request that such discussion occur in executive session because it would be an invasion of their privacy to be held in an open meeting. All final actions or decisions made in Executive Session, which is closed to the members (other than to a member being discussed), will be summarized in open session.
  - Discussion and possible action to vote and file a lien on the following properties:  
Lot 17A, Block 20, Grassland Estates Section 17

Lot 18, Block 1B, Grassland Estates Section 3

Lot 5, Block 8, Grassland Estates Section 6

Lot 35, Block 7, Grassland Estates Section 9

19. Discuss and possible action on Executive Session items.
20. Discuss and consider action on future meeting dates, times and matters to be agendized.
21. Adjournment.

The Board reserves the right to consider and/or act on any agenda item(s) out of order during the meeting.

I, the undersigned Secretary, do hereby certify that the above Notice of Meeting is a true and correct copy of said Notice, and that said Notice was posted on website and emailed to all residents who maintain a current email address with the Board on or before the 16<sup>th</sup> day of October, 2021 no later than 6:30 p.m.

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Tanda McConnel, Secretary