

## Minutes of the Board Meeting for Grassland Estates HOA, Midland, TX

Be it remembered that on the 25<sup>th</sup> of September 2018 at 6:30 pm meeting of the Board of Directors was called to order at the Grassland Estates HOA Clubhouse, Midland, Texas.

The following Board members were present:

Tim Herrick  
Zak Akin  
Courtney Luoma  
Russel Armstrong  
Becky Hise

The following Board members were absent:

William Carroll

The following employees were present:

Pam Lacy      Melissa White

Recorded by Courtney Luoma:

1. Call to order: 6:40 pm on September 25, 2018.
2. The presence of a quorum was established.
3. Conducted members hearing.

Residents approached the board to ask if signs to advertise for a Scharbauer Elementary fall festival fundraiser could be placed in the HOA clubhouse lawn. The Board voted to allow advertising directly related to the elementary school. The Board approved the display of 9 signs directly related to the fall festival. The residents stated they would be responsible for removing the signs once event is finished.

Motion to approve: Zack      Seconded: Russell  
For: Tim, Becky, Courtney      Against:      Abstain:

4. Discuss and take action on minutes for the September 2018 meeting:  
Motion to approve: Becky Hise      Seconded: Zack  
For: Russell, Becky, Courtney, Tim      Against:      Abstain:
5. Discuss and take action on financials for September 2018:  
Members discussed opportunities to lower budget but didn't find any items to take action on.
6. Facility Manager's report:
  - a. Clubhouse parties for August - 5    September- 6  
Pool Parties for August - 7    September - 4
  - b. Ice Cream social was "huge success." Served 200 residents. The board hopes to make this an annual event.
  - c. Discussed the cost to rent "movie night" equipment (projector, screen, speakers, etc) VS purchasing a system for the HOA to own. Courtney is going to look at the cost to own and present at next meeting in October.

- d. Pool closed September 22 weekend. Discussion took place regarding the pool usage in September. Pam discussed economics to keep pool open. Pam discussed need for pool attendants.
  - e. Pam, with the event committee, is spearheading the Christmas Party.
7. Discuss issues concerning violations contained in Restrictions and Covenants:  
Melissa White explained how the lien procedure works and how the ARC committee works.
8. Discuss and possible action on the pool, clubhouse, common areas, and contractors.
- a.. Updates on common areas: issues with sprinkler heads. The Water well located at Grassland and the Loop needs to be tested to see if a higher horsepower motor will help the well operate better. The Board unanimously agreed to approve \$725 to test the water well.  
Motion to approve: Zack Akin  
Seconded: Tim Herrick  
For: Courtney, Becky, Russell
  - c. Paragon Security is no longer offering security services. Pam is looking into a replacement.
9. Discuss items concerning Architectural Review Committee.  
Lot 18 Block 17 section 14 request for an 8 ft fence. 8 ft fences are allowed per covenants and restrictions so this request was approved.
10. Election of new board member-at-large Jared Ivanhoe.  
Motion to approve: Zack                      Seconded: Tim  
For: Russell, Becky                      Against:                      Abstain: Courtney  
Jared was confirmed by majority vote to fill the seat of former member Lisa Holderness and will be up for a re-election by the residents in 2019.
11. Provide information for new HOA Board of Directors.  
New members briefed and oriented by Melissa White.
12. The Board went into Executive session at 7:30 pm.
13. Discuss and consider action on future meeting dates, times and matters to be agendized.  
Next HOA meeting set for October 23rd at 6:30 pm.
14. Adjournment  
Motion to adjourn at 8:40 pm  
Motion by: Zack                      Seconded: Tim  
For: Becky, Russell, Jared, Courtney      Against:                      Abstain:

I, Courtney Luoma, certify that this is an accurate accounting of the proceedings of the Grassland Estates Board meeting.

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Courtney Luoma, Secretary