

Grand Harbor POA Board of Directors

Open Board Meeting – GHPOA Office

January 3, 2012

Board Members Present: Kurt Smith, President, Charles Smith, Vice-President, Charlie Parada, Treasurer, Teresa Braymen, Secretary, and Gene Zetka, Member at Large

Others present were: Nancy Denega, Manager, and Laura Messa

The meeting was called to order by Kurt Smith at approximately 1:04 p.m. and the quorum was established.

Motion was made to approve the meeting minutes of 12-13-11 as submitted via email. Motion was seconded and carried 5-0.

Motion was made to approve the November, 2011 Financial Report as presented at the December 13, 2011 Board meeting. Motion was seconded and carried 5-0.

Kurt Smith advised he had talked with the By-Laws Committee and scheduled a meeting with them on 1-4-12 at 7:30 p.m. to finalize the project.

The 2012 Election Committee will have a kick-off meeting on 1-4-12 at 6:00 p.m. Signs about the upcoming election will be put up in the community immediately. As of this meeting, no one had indicated they would be interested in running for one of the seats open.

The discussion on the Lot Erosion Policy was tabled until the Board hears back from the POA attorney. In the meantime, Kurt Smith will talk with the San Jacinto River Authority regarding this issue.

Kurt Smith will take the Forced Correction Policy and Procedure for recording with the County.

Discussion about the Employee Handbook was tabled until the 1-10-12 meeting.

The Access Control Policy and Procedure draft document was discussed. Gene Zetka will make the changes as discussed for review at the next meeting. The idea of reducing the hours of staffing at the gate house was discussed also. Based on the results of the recent community survey, it was decided to leave the staffed hours as they are for now.

Kurt Smith had talked with Mr. Bowen regarding the transfer to the POA the Entrance Reserve Area Covenant Assignments, including all unresolved easement issues. Gene Zetka will prepare a letter to offer to buy Mr. Bowen's lot with the transfer of the above items as part of the agreement.

Kurt Smith made a motion to post to the POA web site the Deed Restrictions for the Reserves at Harbor Side and Grand Harbor. The motion was seconded but did not carry. The vote was 2 for and 3 against.

Teresa Braymen presented her letter of resignation to the board. Said resignation will be effective at 6:50 p.m. on February 15, 2012. Motion was made to accept this resignation. Motion carried with a vote of 4 for and 1 abstention. Motion was also made that the current board will not fill this slot via appointment, but by one of the following at the 2012 election:

1. If more than three people run for the board, the 3rd most vote getter will fill the position.
2. If three people run for the board, the position will be filled by acclamation.
3. If less than three people run for the board, the new board will then have to appoint someone to fill the position.

Motion was seconded and carried 5-0.

Charlie Parada gave the board the Treasurer's Report for December, 2011 and the presentation he will present at the Town Hall Meeting on January 11, 2012. He also presented a letter of engagement from Mr. Wiggins to perform the required review of the 2011 financials. Motion was made to accept the letter of engagement, was seconded, and carried 5-0. Motion was also made to accept the December, 2011 Treasurer's Report as presented. Motion carried 5-0.

Board went into Executive Session at 3:45 p.m.

Open board meeting resumed at 4:00. A law suit settlement was discussed in the Executive Session.

The next board meeting will be January 10, 2012.

Motion was made to adjourn the meeting, seconded and carried 5-0.

Board member signatures are on separate page.

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List of Motions Made

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Motion was made to approve the November, 2011 Financial Report as presented at the December 13, 2011 Board meeting.

Motion was made to post to the POA web site the Deed Restrictions for the Reserves at Harbor Side and Grand Harbor.

Motion was made to accept Teresa Braymen's resignation.

Motion was also made that the current board will not fill Teresa's slot via appointment, but by one of the following at the 2012 election:

1. If more than three people run for the board, the 3rd most vote getter will fill the position.
2. If three people run for the board, the position will be filled by acclamation.
3. If less than three people run for the board, the new board will then have to appoint someone to fill the position.

Motion was made to accept the letter of engagement from Mr. Wiggins to conduct the required 2011 POA Financial review.

Motion was also made to accept the December, 2011 Treasurer's Report as presented.