

**Grand Harbor POA Board of Directors**

**Open Board Meeting – GHPOA Office**

**September 27, 2011**

**Board Members Present:** Kurt Smith, President, Charles Smith, Vice-President, Teresa Braymen, Secretary, Gene Zetka, Member at Large

Others present were: Nancy Denega, Manager, Galen Mihm and Billy Whitaker.

The meeting was called to order by Kurt Smith at approximately 1:00 p.m. and the quorum was established.

Motion was made to amend the agenda to: add discussion about By-Laws, add Executive Session and move the Section 16 discussion to Executive Session, add personnel issues in Executive Session, move the Serene Water contract issue to Executive Session, add Section 13 discussion after the Pond 14 well update, and move the Pond 14 well update to the top of the "Review" items. Motion was seconded and carried 4-0.

Motion was made to approve the meeting minutes of 9-20-11 as submitted via email. Motion was seconded and carried 4-0.

Billy Whitaker, member of the Infrastructure Committee (IC), gave the board an update on the Pond 14 well. He explained the findings on what happened to the pump, the sizing and estimated cost for a replacement pump (\$6,676.86), and provided evaporation rate data and how the evaporation rate would impact the operation of the well. A major concern with regard to the Pond is that the bottom was not prepared with proper soil and does not hold water. There will be no further study/work on the replacement pump at this time. The IC will check with the San Jacinto River Authority about whether a permit could be obtained to pump water from the Serene Water Canal and, if so, at what cost. The POA attorney, Charles Jordan, will be consulted about Pond 14 as well.

Teresa Braymen and Nancy Denega had a meeting with Tony Guy, one of the constables working in the community. He advised that the log that the board wanted them to use while patrolling was being reviewed by the County Attorney and that until it was approved by the attorney, they would continue to use their own logs. If the constables are not allowed to use the POA's log, there may be little value in continuing to use them in the neighborhood. Nancy Denega will get some costs from private security companies as an alternative to using the constables.

Kurt Smith advised the By-Laws Committee had obtained another volunteer. Motion was made to amend the By-Laws Committee Charter to include Charles D. Oliver and approve him as member of same. Motion was seconded and carried 4-0.

Kurt Smith had received a call about a property sale issue in Section 13. Kurt will relay the board's decision on the issue.

There was discussion about a resident settlement offer. Motion was made to counter the offer at \$4,500.00. Motion was seconded and carried 3-1.

Board went into Executive Session at 3:15 p.m. to discuss personnel issues, Section 16 issues, and the Serene Water Canal Rehab contract.

Open board meeting resumed at 4:25 p.m.

Motion was made to adjourn meeting at approximately 4:30 p.m., seconded, and carried 4-0.

**Board member signatures are on separate page.**

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**List of Motions Made**

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Motion made to add a member to the By-Laws Committee.

Motion made for settlement counter offer.