

Green Tee Terrace Homeowners Association
GTTHA Board Meeting Minutes
Feb 13, 2018

Golfcrest Country Club Heritage Room

Meeting called to order @ 6:34 PM by Woody Owens

Present: Woody Owens, Clysse Favret, Claire Ludwig, Angie Clawson, Bill Phelps, Brad Durrett, Gail Grohman

Absent: Matt Hanks, Diane Lister

January 23, 2018 minutes: Approved

• **Officer Reports**

○ President – Woody Owens

- Keep Pearland Beautiful award GTTHA February 2018 Business Beautification Award. Faye Watson presented award and took pictures of all attending meeting.

○ Vice President – Matt Hanks absent

○ Treasure – Clysse Favret

Balance as of 2.13.18 \$ 85,688.32

Membership Pad as of 2.12.18 - 255 residents

Balance as of 12.17.17 \$71,798.50

PayPal: 100 residents paid via PayPal with a charge of \$300.00 to GTTHA. Rate varies depending on amount paid. Dues \$130.00 PayPal rate charged to GTTHA \$4.01. Clysse working with Harry Williams to charge residents the PayPal charges instead of GTTHA.

○ Secretary – Claire Ludwig

Board Meetings: 2nd Tuesday of the Month at Golfcrest Country Club at 6:30 PM with 2 exceptions**
March 13, April 10, May 8, June 12, July 10, Aug 7** (General meeting Aug 14), Sept 11, Oct 9,
Nov 6** (General meeting Nov 13)

General Meeting Dates:

April 24 Candidate Night

August 14 Deed Restriction, mandatory dues...more info to follow. It was suggested a new sign be created for meeting in efforts to motivate members to attend.

Nov 13 2019 Board Election and Budget approval

National Night Out:

October 2

Committee Reports

○ **Architectural-Deed Restrictions – Bill Phelps**

GTTHA law firm: Phillips and Phillips, PLLC.

Bill suggested deed restriction to be approached in two parts: short term and long term.

Short term: Address violations monthly. If residents do not comply within 30 days of the 2nd notice, the 3rd notice will be from Phillips and Phillips law firm. Bill cautioned lawyer fees could be upward of \$50,000 depending on how the resident(s) push back. All agreed, in order to keep property values up, GTTHA must move forward with legal actions as necessary. Bill will always keep GTTHA informed of the homes needing extra help from Phillips and Phillips.

2304 Green Tee Drive: First notice: 10.30.17 Second notice: 1.17.18 Third notice: week of Feb 12

Violations: mold and branches on roof and landscaping needing attention.

Other homes: 3043 Green Tee – Bill and Woody will contact homeowner to better understand why violation has not been address before moving forward with lawyer notice.

2480 Country Club – Over grown vegetation addressed.

Long term: Move to mandatory dues on primary and rental homes. Mandatory dues can be approved by section. Bill suggested the first section to be address is section 5. Rental Homes – Homestead rights may give GTTHA leverage to move to mandatory dues on rental homes. Bill will research further and keep the board updated on his findings.

○ **Beautification and Maintenance – Claire Ludwig**

Storage Choice storage unit 0337 (5x5 climate control) paid for 2018. Cost: \$780.00

10% discount is no longer available.

Doug Smith donated and changed light bulbs on the pole lights at the 518 entrance. The 1st pole light on the east side of Country Club nearest to the creek needs the socket replaced. Brad Durrett offered to replace once new socket is purchased.

Doug Smith said the poles are aluminum and not powder coated. He offered to paint if GTTHA purchases spray paint. Estimates 6 cans @5.28 per can = \$34.29 +/-

It was decided painting with a sprayer is a better option than a can spray paint. The Pole Light painting project was moved to the Project committee. Brad Durrett will keep all advice of progress.

- *Membership – Open*
 - Clyse Favret tracking 2018 membership payment in the interim. Paid members as of 2.13.18: 255
 - GTTHA Decals- Clyse Favret moved increase the number of decals available per paid membership to 4 from the current 2 decals. Gail Grohman seconds the motion. All approved.
 - Clyse will mail GTTHA decals to residents as requested.
- *Projects-Brad Durrett and Matt Hanks*
 - Pole Lights – 518 entrance pole lights to be spray painted flat black. Brad will advise project details and cost in future meetings.
- *Publication – Angie Clawson*
 - January newsletter: 734 newsletter printed and mailed with a total cost of \$1,662.13
 - 2018 Dues statement printed and mailed.
- *Security/safety – Gail Grohman*
 - February invoice not received. Gail following up with Chris Robinson
- *Social Committee – open*
- *Social Media/ GTTHA website –Diane Lister absent*
- *Political Action-Woody Owens*
 - Deed restriction signage Update: Woody following up with John Branson, deputy city manager, Regarding the number of Street lights placed in GTT was less than the 33 street light commitments. Also, can 'Deed restricted' signage be placed on existing street poles. If so, contact information of company for signage to be produced.
 - Harvey trailer removal – Feb 17 all motor homes and trailer should be removed from property no later than Feb 17, 2018.

Meeting Adjourned: 7:40 PM