

GRAYHAWK ASSOCIATION OF HOMEOWNERS, INC.  
Minutes of Annual Meeting  
December 11, 2019  
Boals Elementary School  
2035 Jaguar Drive, Frisco, TX 75033

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**Attendees:** Board – Don Amick, Mary Lou Fairchild, Trey Woolston, Melanie Marx and Ravi Tandra  
SBB – Betty Crudden, Senior Community Manager  
Raj Doobraj, Administrative Assistant  
Belinda Cogburn, Administrative Assistant  
Lisa Fitzgerald, Administrative Assistant  
Herlena Latham, Administrative Assistant  
Christy Thompson, Administrative Assistant

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### **Welcome and Call to Order**

The Annual Meeting for Grayhawk Homeowners' Association, Inc. was held at Boals Elementary on Wednesday, December 11, 2019. The meeting was called to order at 7:00 p.m. by the Association's President, Don Amick. Quorum was not established and thereby the meeting was adjourned.

At 7:15 p.m. the meeting was re-opened with quorum since the requirement has been lowered to 10% per the Amended Bylaws.

A motion was made and seconded to waive the Proof of Notice. The motion was approved.

The members of the Board were introduced as well as the SBB Management Company staff.

### **Minutes**

A motion was made to approve the minutes from 2018 Annual Meeting. Motion seconded and approved.

### **Financial Review**

Trey went over the financial reports. Several questions were asked and answered regarding the financials.

Betty asked for a motion to approve the Resolution for Revenue Ruling 70-604. A motion was made, seconded and approved.

### **Q and A Session**

Many topics were brought up by homeowners and discussed, including:

- Paying for the hill remediation out of the Reserves fund and what that will take.
- Additional questions about the budget and financial reporting.
- Fencing issues were discussed. The Grayhawk governing documents do not require fencing except for perimeter lots.
- The future dredging of the pond was discussed.

### **Hill Update**

Trey gave an update on the hill situation and answered many questions, most of which were addressed in the hand-out given to the attendees. One idea proposed by a homeowner was to work with the PGA National to grade the hill and they get the boulders for free. Another idea was to level the hill, sell the soil to a developer and put in an assisted living facility. Also, the Core of Engineers might have ideas.

### **Election of Board of Directors**

Betty conducted the Board of Directors Elections. There are two (2) board members whose terms were up and one (1) vacant seat due to a board member's resignation. Betty introduced all the candidates, Don Amick, John Beck, Bradley Boercker, Julie Moses, Adetokunbo Opere, and Trey Woolston. Chandra Smith was not present. Each candidate was allowed to speak for three (3) minutes. Members were then ask to complete the ballots, which were then collected and tallied. The Board Members elected were Don Amick, Adetokunbo Opere and Trey Woolston.

### **Drawing**

A drawing of six (6) awards (\$200.00 value each) was held as promised, since quorum was achieved at the re-convening. The winners of the drawing were: Anjama Gautam on Polo Heights, Alun Roberts on Ducks Landing, Kovi Phaxay on Badger Creek, Darrin Smith on Bayfield, Eric Ally on Hazel Green and Marcel Draper on Patch Grove.

### **Adjournment**

A motion was made to adjourn the meeting, which was seconded and approved. The meeting was adjourned at 9:37 p.m.