

**CLAYTON HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS' MEETING  
JUNE 22, 2017**

**MINUTES OF MEETING**

The monthly Board of Directors' meeting of the Clayton Homeowners Association, Inc. was held on Thursday, June 22, 2017 at 6945 Addicks Clodine.

**DIRECTORS IN ATTENDANCE**

Directors: Donna Kinerd, Keith Green, Zena Evans and Harold Braun were in attendance.

**OTHERS IN ATTENDANCE**

Jodi Rohrer representing Property Masters, Inc. was in attendance. Homeowner Jay Sorrenson was in attendance.

**CALL MEETING TO ORDER**

Donna Kinerd called the meeting to order at 7:00 p.m.

**FINANCIALS**

Keith read the financials, Harold moved to approve the bills presented and have the checks signed. Zena seconded the motion and all approved.

**SECURITY UPDATE**

Donna gave a report on activity over the past month that was obtained from crimereports.com. There were three assaults reported one was drug related and the other was an assault with a deadly weapon.

Nextdoor.com now has 193 Clayton residents and about 2643 neighboring residents.

**GMBAC**

The back to school event is planned for August 5<sup>th</sup>. This is the 4<sup>th</sup> year that GMBAC has provided school supplies to area children in need. The next meeting will be July 5<sup>th</sup>, everyone is welcomed to attend these meetings which are held at the Community Volunteer Fire Dept on Bellaire west of Addicks Clodine.

**MINUTES OF PAST MEETING**

Harold Braun motioned that the minutes of May 25, 2017 to be accepted as read. Keith Green seconded and all approved.

**ROUND TABLE DISCUSSION – OLD BUSINESS**

There was discussion regarding the camera system contract the Board has approved from OnDuty Systems. There will be a camera demo so board members can see the difference in the new cameras compared to the current cameras. The contract includes coming out 3 times/year to adjust the cameras if needed. Additional visits will be billed at \$35 per visit. The cost of the camera system which includes 16 cameras, one DVR, cables and installation is \$9,738.37. Half will be required to be paid up front and the remaining half after the system is installed. The

burglar alarm system will be \$279.80. Donna moved to accept the OnDuty monitoring of the burglar alarm system, Zena seconded it and all approved.

The status of the clubhouse was discussed, there are several items that the board feels need to be credited as they were found not necessary to have such as two water heaters, dishwasher, sidewalk. It was reported that Jara was \$10K over budget on the foundation work but that will not affect the amount the association is paying, its their loss. Jara will be working on crediting the association for those items not included according to the initial contract.

**NEW BUSINESS**

There have been trash issues at the pool. Many people are using the pool however the trash generated is substantial and is more than the receptacles can handle. Zena motioned to buy one large trash can along with more bags. Harold seconded the motion and all agreed. Keith offered to pick this up and deliver to the clubhouse. It was also noted that the bathrooms have been needed to be cleaned twice a week. Pedro will clean the bathrooms twice weekly through the September meeting when cleanings are expected to be reduced due to decrease in pool use.

Donna reported that the pool gate needs repairing. There are two bids, Donna motioned to accept the bid from Gateman unless Houston Fence could beat their price. Jodi will speak to them and find out if that is possible.

We are looking at replacing the green button on the inside of the pool gate and replace it with a card reader. There is a question regarding whether it would be allowed per fire code. This will be reviewed.

**NEXT BOARD MEETING:** July 27, 2017

**ADJOURN**

There being no further business to discuss, Donna moved to adjourn and Zena seconded, all approved. The meeting was adjourned at 8:55 p.m.

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Signature of Secretary or President

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Date