

Board Meeting: Grand Oaks Homeowners Association

3363 University Drive East, Suite 215, Bryan, TX 77802

979-764-2500

August 5, 2025, 10:00am

Zoom Site: <https://us02web.zoom.us/j/89017647942>

BOARD of DIRECTORS

President – Michael Hall, Secretary – Eva Shipp, Treasure – Laura Normand

AGENDA:

- 1. Call to Order – President**
- 2. Roll Call**
- 3. Approve Previous Meeting Minutes – Secretary**
- 4. Financial Report – Treasurer**
- 5. Management Report – Beal Properties**
- 6. Unfinished Business**
 - a. Gate repairs:**
 - i. Done – Electrical installation and new keypad.**
 - ii. Future – Magnetic loops?**
 - b. New plants for common areas:**
 - i. Done – Replanting of Mailbox Area.**
 - ii. Future – Additional ground cover, plantings, and lighting?**
 - c. Perimeter fencing:**
 - i. Concerns about the Lincoln Road ‘expansion’?**
 - ii. Future – Similar fencing or a more private fencing?**
 - d. Road repairs/resurfacing of GO Circle:**
 - i. Additional bids needed**
 - e. Reserve study:**
 - i. Recommendations from Beal Properties?**
 - f. Survey about the priorities of homeowners:**
- 7. New Business**
- 8. Adjourn**

*Under Chapter 209 of the Texas Property Code, all meetings of a Subdivision Association's Board of Directors must be open to Lot Owners, subject to the right of the Board of Directors to adjourn the Board Meeting and reconvene in closed Executive Session to consider actions requiring confidential matters, contract negotiations, litigation, delinquencies, enforcement, etc.

Please note that the Board Meetings are meetings of the Board of Directors, not the members of the Homeowner's Association. While Homeowners are generally allowed to attend Board Meetings (Except while in Executive Session), they are not entitled to participate in the Board Meeting and will only be allowed to do so if recognized by the presiding officer during the course of the meeting.

This does not apply to those who are appealing a violation under Chapter 209 of Texas Property Code. Those who request a hearing under Chapter 209 within the time frame allowed, will be automatically granted time during the meeting.