

WESTGREEN PARK HOMEOWNERS ASSOCIATION INC.
MEETING OF THE BOARD OF DIRECTORS
OCTOBER 7, 2014
22150 WESTHEIMER PARKWAY, KATY, TX 77450

OPEN SESSION

DIRECTORS PRESENT

Jonathan Vidrine, Elizabeth Johnson, Corey Garnett, and John Carew

Also present was Karen Janczak of Crest Management.

CALL TO ORDER

Notice of the meeting having been given and a quorum present the meeting was called to order at 6:40 P.M.

MINUTES – A motion was made, seconded and the Board approved the minutes of the open meeting held on September 2, 2014 as written.

FINANCIAL REVIEW - As of August 31, 2014 there was \$257,398.02 in total cash, \$49,530.44 in capital reserves and \$29,718.63 in accounts receivable.

BUSINESS

2015 BUDGET – This was tabled to allow further review and discussion.

2015 ASSESSMENT RATE – This was tabled to allow further review and discussion.

2015 A-BEAUTIFUL POOL CONTRACT – A motion was made, seconded and unanimously approved the 2015 A-Beautiful Pool Contract as presented.

PARK IMPROVEMENTS PHASE I – The Board briefly discussed the plans for Park Improvements. Ms. Johnson advised that the MUD would be providing the Association with an agreement to consider for this project. This agreement will require that the Association pay up front for all cost and be reimbursed by the MUD for the agreed upon amount.

OTHER BUSINESS

Deed Restriction Violations – The Board expressed great concern over the amount of existing deed restriction violation in the community. Following discussion, a motion was made, second and unanimously carried to send deed restrictions send Certified Demand letters following the initial deed restriction letter. Ms. Johnson also agreed to ride with Crest Management's inspector to make sure that the Board's expectations were conveyed. The Board also approved Crest Management continuing twice a month deed restriction inspections through the month of November.

Facebook Page – The Board discussed that there is a homeowner who maintains an unauthorized Westgreen Park HOA Facebook page. This owner is not on the Board of Directors or any representative of the association and notice advising this owner to change the name of the page should be sent. Ms. Janczak will obtain legal advice from the association’s attorney on how to handle this matter.

NEXT MEETING

The next meeting is scheduled for November 4, 2014 at 6:30 p.m.

ADJOURNMENT – The open meeting was adjourned at 7:38 PM.

SUBMITTED



BOARD MEMBER

12-2-14

DATE