

WESTGREEN PARK HOMEOWNERS ASSOCIATION INC.
MEETING OF THE BOARD OF DIRECTORS
NOVEMBER 4, 2014 
22150 WESTHEIMER PARKWAY, KATY, TX 77450

OPEN SESSION

DIRECTORS PRESENT

Becky Bangert, 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 6:30 P.M.

WEBSITE – Caleb Estes took updated photos of the Board Members and management for the website.

CONSTABLE - Harris County Precinct 5 Deputy Constable Jody Higginbotham provided information to the Board regarding the hit and run accident which occurred on Westgreen in which a driver hit the community's brick wall. He advised that because there was not a positive identification of the driver in a photo lineup the District Attorney is not will to pursue any charges against the suspected driver. The Board also requested that the Constables on patrol ticket illegally parked vehicles in the community. There was also discussion regarding traffic control on Avon Oaks after school dismissal.

MINUTES – The minutes of the October 7, 2014 meeting were tabled.

FINANCIAL REVIEW - As of September 30, 2014 there was \$239,601.96 in total cash, \$49,557.27 in capital reserves and \$29,527.07 in accounts receivable.

BUSINESS

2015 BUDGET – This was tabled to allow further review and discussion. The Board reviewed and discussed the 2015 preliminary budget. After this review and discussion a motion was made, seconded, and carried; it was resolved to approve the 2015 Budget, a copy of which is attached.

2015 ASSESSMENT RATE – Following discussion, a motion was made, seconded, and carried; it was resolved to set the 2015 assessment rate at \$630.00 per lot which reflects a \$30.00 increase.

PARKING LOT PROPOSALS – After review of two proposals, this item was tabled to allow for additional bids to be received.

OTHER BUSINESS

Brick Wall Repair - After review of three estimates, a motion was made, seconded and the Board approved the estimate provided by Brick Restoration for \$2,860.00.


MUD Agreement – The agreement for constructing recreational facilities between the Memorial MUD and Westgreen Park HOA was signed by the Board. Ms. Janczak is to send a signed copy to the MUD.

NEXT MEETING

The next meeting is scheduled for December 2, 2014, and 2014 at 6:30 p.m.

ADJOURNMENT – The open meeting was adjourned at 8:15 PM.

SUBMITTED



BOARD MEMBER

12-2-14

DATE

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EXECUTIVE SESSION

DIRECTORS PRESENT

Becky Bangert, Elizabeth Johnson, Corey Garnett, and John Carew

Also present was Karen Janczak of Crest Management

CALL TO ORDER – The executive session was called to order at 8:15 PM.

MINUTES – The minutes of the October 7, 2014 meeting were tabled.

MANAGEMENT REPORTS

DEED RESTRICTIONS – The Board reviewed the deed restriction report as presented by Ms. Janczak. The Board reviewed three accounts with current deed restriction violations for legal or self-help action. After discussion, a motion was made, seconded and the Board approved taking legal action on one account for failure to remove rust from the siding located on the left side of the home.

DELINQUENCY REPORT -- The Board reviewed the delinquency report as presented by Ms. Janczak..

ADJOURNMENT

The meeting adjourned at 8:40 PM.

SUBMITTED

Approved but not signed
BOARD MEMBER

12-2-2014.
DATE