

WESTGREEN PARK HOMEOWNERS ASSOCIATION INC.

**MEETING OF THE BOARD OF DIRECTORS
FEBRUARY 4, 2014
22150 WESTHEIMER PARKWAY, KATY, TX 77450**

EXECUTIVE SESSION**DIRECTORS PRESENT**

Tammi Rogers, Johnathon Vidrine, Elizabeth Johnson, and Becky Bangart.

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 6:54 P.M.

FINANCIAL REVIEW

As of December 31, 2013 there was a cash balance of \$336,722.63 in the operating account. The reserve account had a balance of \$67,572.25, and the accounts receivables totaled \$22,540.28.

BUSINESS

SOCCER SHOTS SUMMER CAMP – Alex Woods with Soccer Shots Summer Camp came before the board to provide information and request that the association allow a soccer summer camp to be held on the Association's common area. Mr. Woods advised the camp would be held the week of July 14th from 8:30 A.M. to 11:30 A.M. and that the children in attendance would need access to the community's bathrooms. After further discussion the Board agreed to allow the soccer camp contingent upon the association's insurance and pool company approval. Mr. Woods is also to walk to the field to determine if its condition is conducive to being used as a soccer field.

ACC REVIEW AND PROCESS - The Board discussed two ACC issues. A deed restriction violation letter will be sent to one owner advising them that they must re-paint after painting their home without ACC approval. The Board also denied an ACC application for an addition above the garage siting that this would be too drastic of an elevation change and would negatively affect nearby homes.

The Board advised that Johnathon Vidrine reviews all ACC application received. Ms. Janczak advised that all applications would be reviewed to insure that they were completed and emailed for Mr. Vidrine to review.

LANDSCAPING CONTRACT – The Board advised that they would like to bid out the landscaping contract.

POOL/SPLASH PAD MAINTENANCE ITEMS – Ms. Rogers advised that she would like to meet with A-Beautiful Pools to discuss various maintenance items. Ms. Janczak will arrange this meeting. She also advised that pool furniture beyond repair would need to be replaced.

The Board reviewed and discussed a proposal from A-Beautiful Pool to resurface the splash pad and replace the buckets for \$7,600.00. A motion was made, seconded and the Board approved this proposal.

The Board advised that B&B Locksmith should be called to rekey locks at the pool. Ms. Rogers will meet with them to advise them of what needs to be done.

PLAYGROUND – The Board requested bids for repair of the retaining walls and the replacement of the mulch at the playground.

MESSAGE BOARD – The Board discussed the need to install a new message board for the MUD to provide legal notices. The Board agree to have Mr. Vidrine install the message board.

TREE TRIMMING – The Board reviewed and discussed a proposal by Urban Foresters to trim the trees at the near the pool and park areas for \$900.00. The board also reviewed an additional proposal to prune the trees along Pointed Oak Lane for \$3600.00. A motion was made, seconded and the Board approved the proposal for \$900.00.

DEVELOPMENT OF PARK – The Board discussed the development of the park which will include a pavilion, walking trails and a slide. The Board requested additional bids for surveying of the property.

INSURANCE RENEWAL – Ms. Janczak advised that proposal for insurance would be presented at the next meeting. The association's insurance does not expire until April 1st.

SUBMITTED

BOARD MEMBER

DATE

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OPEN SESSION

SUMMARY OF EXECUTIVE SESSION - No homeowners were present at the open session.

NEWSLETTER – Ms. Johnson will be creating and mailing the next newsletter and the following topic would be included:

- New Management Company’s contact information.
- The Board set the date of the Annual Meeting for April 15, 2014 at 7:00 P.M. Ms. Janczak is to confirm rental of Hays Elementary.
- Community Events – The Board agreed to hold a Spring Fling on May 3, 2014 and Dive In Movies on the 2nd Saturday of each month that the pool is open.

POOL TAGS - The Board discussed the pool tags and advised that Crest Management is to handle distribution of the pool tags by sending two pool tags to each resident. Additional pool tags can be made available upon request. Ms. Janczak will confirm whether or not there will be a charge to the residents for obtaining additional pool tags.

NEXT MEETING

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

ADJOURNMENT

The meeting adjourned at 8:42 PM.

SUBMITTED

BOARD MEMBER

DATE