

**WESTGREEN PARK HOMEOWNERS ASSOCIATION INC.**  
**MEETING OF THE BOARD OF DIRECTORS**  
**APRIL 7, 2015**  
**22150 WESTHEIMER PARKWAY, KATY, TX 77450**

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**OPEN SESSION**

**DIRECTORS PRESENT**

Becky Bangert, Elizabeth Johnson, Corey Garnett, and Jonathan Vidrine

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 6:45 P.M.

**MINUTES** – The minutes of the December 2, 2015 meeting were approved as written.

**FINANCIAL REVIEW** – The December 31, 2014 and the February 28, 2015 minutes were presented.

As of December 31, 2014 there was \$186,997.03 in total cash, \$148,668.16 in reserve funds and \$30,466.88 in accounts receivable.

As of February 28, 2015 there was \$322,168.99 in total cash, \$148,771.79 in reserve funds and \$72,285.96 in accounts receivable.

**BUSINESS**

**2015 POOL SEASON**

Due to a conflict in schedule a representative from A-Beautiful Pools was not present at the meeting. Ms. Johnson advised that lifeguard training is being held at the community pool on April 19, 2015 at 10:00 AM and that all board members are invited to attend. The Board reviewed a proposal submitted by A-Beautiful Pools for a temporary liquid chlorine system to be installed for the summer. After review and discussion, the Board agreed that this was not in the budget this year and denied the proposal.

**PARKING LOT STATUS**

Ms. Johnson advised that the MUD Board had granted an extension of their agreement until the end of September to allow the association more time for construction of the parking lot. Ms. Janczak advised that McKenna Construction was working to obtain a permit for the pool building. Ms. Janczak will reach out to All Play to discuss their obtaining a permit for the splash pad once the permit for the building is received.

**OTHER BUSINESS**

**BOARD PARTICIPATION**

Ms. Janczak advised that members missing three consecutive Board Meetings may be removed per the association's By-Laws.

**CREST CONTRACT**

The Board reviewed and discussed the Crest Contract. A motion was made, seconded and the Board unanimously approved the Crest Contract as presented.

**NEXT MEETING**

The next meeting is the Annual Meeting and is scheduled for April 14, 2015 at 7:00 PM.

ADOURNMENT – The open meeting was adjourned at 7:55 PM.

SUBMITTED

*Clain Cooper*  
BOARD MEMBER

5/5/2015  
DATE

Annual Mtg  
to Caleb to be  
put on website

Newks.  
next time.

Westgreen Park Homeowners Association, Inc.

MEETING OF THE BOARD OF DIRECTORS

DATE: April 7, 2015  
TIME: 6:30 P.M.  
PLACE: Kroger, Meeting Room  
22150 Westheimer Pkwy  
Katy, TX 77450

Cory  
Becky  
Liz  
Johnathon.

April 19th.  
10AM  
training  
for life guard.

OPEN MEETING 6:30 PM

- I. Quorum and Call to Order *6:45 pm*
- II. Approve Open Meeting Minutes
  - A. December 2, 2014
- III. Financial Report
  - A. December 31, 2014
  - B. February 28, 2015
- IV. Business
  - A. 2015 Pool Season -
    - 1. A-Beautiful Representative - *DP*
    - 2. Proposals - *Not in budget for liquid chlorine.*
  - ←* B. Park Parking Lot Status - *End of Sept must be completed.*
  - C. Other Business *Board Participation -*
- V. Next Meeting - Annual Meeting April 14, 2015 -
- VI. Adjourn 8:00 PM

Cust Contract  
Approved.

Separate  
Contracts?  
for excavation  
parking lot  
sidewalks.

*ask McKenna  
to break at  
cost less than  
\$50,000 & bp.  
TDLicensing +  
Regulation  
must be inspected  
(sidewalk/  
parking lot).*

EXECUTIVE MEETING 8:00 PM

- I. Approve Executive Meeting Minutes
  - A. December 2, 2014
- II. Management Reports
  - A. Deed Restrictions
    - 1. Report
    - 2. Board Actions
  - B. Collections
    - 1. Report
    - 2. Board Actions

WESTGREEN PARK HOA  
BALANCE SHEET  
December 31, 2014

ASSETS:

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CASH

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ACB - OPERATING	\$	82,482.66	
ACB - MONEY MARKET		104,514.37	
TOTAL CASH	\$		186,997.03

RESERVE FUNDS

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ACB - CAPITAL RESERVES		48,639.39	
ENTERPRISE-NON CAPITAL RESERVE		100,028.77	
TOTAL RESERVE FUNDS			148,668.16

ASSESSMENT RECEIVABLES

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2004 MAINTENANCE FEES		500.00	
2005 MAINTENANCE FEES		500.00	
2006 MAINTENANCE FEES		586.38	
2007 MAINTENANCE FEES		1,100.00	
2008 MAINTENANCE FEES		1,160.00	
2009 MAINTENANCE FEES		1,333.86	
2010 MAINTENANCE FEES		1,740.00	
2011 MAINTENANCE FEES		1,740.00	
2012 MAINTENANCE FEES		1,800.00	
2013 MAINTENANCE FEES		3,000.00	
2014 MAINTENANCE FEES		5,166.89	
FINANCE CHARGES		9,000.04	
COLLECTION COSTS		4,532.40	
LEGAL FEES		4,662.42	
ALLOWANCE FOR DOUBTFUL ACCTS		(6,355.11)	
TOTAL ASSESSMENT RECEIVABLES			30,466.88

WESTGREEN PARK HOA  
BALANCE SHEET  
December 31, 2014

OTHER CURRENT ASSETS

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PREPAID INSURANCE	\$	4,943.30
FURNITURE & FIXTURES		5,497.48
ACCUM DEPR-FURNITURE & FIXTURE		(3,664.28)

TOTAL OTHER CURRENT ASSETS		\$ 6,776.50
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TOTAL ASSETS		\$ 372,908.57
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LIABILITIES:

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ACCOUNTS PAYABLE	\$	3,420.79
PREPAID ASSESSMENTS		91,633.98

TOTAL LIABILITIES		\$ 95,054.77
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EQUITY:

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RESERVE FUNDS

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CAPITAL RESERVE FUNDS		85,708.64
INTEREST - CAPITAL RESERVES		357.82
FENCE REPAIR		(37,398.30)
NON CAPITAL RESERVE		100,000.00

TOTAL RESERVE FUNDS		148,668.16
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MEMBERS EQUITY		143,267.34
CURRENT YEAR SURPLUS (DEFICIT)		(14,081.70)

TOTAL MEMBERS EQUITY		129,185.64
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TOTAL LIABILITIES AND EQUITY		\$ 372,908.57
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WESTGREEN PARK HOA  
BALANCE SHEET  
February 28, 2015

ASSETS:

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CASH

ACB - OPERATING	\$	217,543.25	
ACB - MONEY MARKET		104,625.74	
			\$
TOTAL CASH			322,168.99

RESERVE FUNDS

ACB - CAPITAL RESERVES		48,691.21	
ENTERPRISE-NON CAPITAL RESERVE		100,080.58	
			148,771.79
TOTAL RESERVE FUNDS			

ASSESSMENT RECEIVABLES

2004 MAINTENANCE FEES		500.00	
2005 MAINTENANCE FEES		500.00	
2006 MAINTENANCE FEES		586.38	
2007 MAINTENANCE FEES		1,100.00	
2008 MAINTENANCE FEES		1,160.00	
2009 MAINTENANCE FEES		1,333.86	
2010 MAINTENANCE FEES		1,740.00	
2011 MAINTENANCE FEES		1,740.00	
2012 MAINTENANCE FEES		1,800.00	
2013 MAINTENANCE FEES		2,939.78	
2014 MAINTENANCE FEES		<del>3,626.00</del>	
2015 MAINTENANCE FEES		42,763.74	
2016 MAINTENANCE FEES		(1,300.00)	
FINANCE CHARGES		9,630.83	
COLLECTION COSTS		5,739.45	
LEGAL FEES		4,781.03	
ALLOWANCE FOR DOUBTFUL ACCTS		(6,355.11)	
			72,285.96
TOTAL ASSESSMENT RECEIVABLES			

WESTGREEN PARK HOA  
BALANCE SHEET  
February 28, 2015

OTHER CURRENT ASSETS

PREPAID INSURANCE	\$	3,359.30
FURNITURE & FIXTURES		5,497.48
ACCUM DEPR-FURNITURE & FIXTURE		(3,664.28)

TOTAL OTHER CURRENT ASSETS	\$	5,192.50
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TOTAL ASSETS	\$	548,419.24
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LIABILITIES:

ACCOUNTS PAYABLE	\$	1,769.08
DEFERRED MAINTENANCE FEES		243,240.00

TOTAL LIABILITIES	\$	245,009.08
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EQUITY:

RESERVE FUNDS

CAPITAL RESERVE FUNDS		85,708.64
INTEREST - CAPITAL RESERVES		409.64
FENCE REPAIR		(37,398.30)
NON CAPITAL RESERVE		100,024.67

TOTAL RESERVE FUNDS		148,744.65
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MEMBERS EQUITY		129,185.64
CURRENT YEAR SURPLUS (DEFICIT)		25,479.87

TOTAL MEMBERS EQUITY		154,665.51
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TOTAL LIABILITIES AND EQUITY	\$	548,419.24
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?? 2014 ??