

WESTGREEN PARK HOMEOWNERS ASSOCIATION, INCE
2016 ANNUAL MEETING OF MEMBERS
April 5, 2016

Westgreen Park Homeowners Association Inc. held the 2016 Annual Meeting of Members on April 5, 2016 at the Hayes Elementary School (Cafeteria) located at 21203 Park Timbers Lane, Katy, TX 77450. Meeting notice attached as Exhibit "A".

QUORUM/CALL TO ORDER

The quorum requirement of 5% of the community was established with 44 owners represented in person and or by proxy. Karen Janczak, Association Manager, called the meeting to order at 7:00 PM.

INTRODUCTION OF ATTENDEES

The following current Board Members were in attendance and introduced: Corey Garnett, Elizabeth Johnson, and Claire Cooper. Absent was Jonathan Vildrine.

Crest Management representatives that were in attendance and introduced: Karen Janczak and Pam Hummel.

GUEST SPEAKERS

Sargent Jody Higginbotham with Precinct 5 Constables office came before the members and discussed the constable control contract and the services that are provided to residents. He also introduced the deputies present that provide service to the community: Deputy Rodgers, Deputy Blevins, Deputy Hernandez, and Deputy Gonzales.

Simon Vandyk, Shelby Johnson, Chief Hervey and Commissioner Kramer with Harris County ESD 48 Fire Department came before the members to discuss the transition of the fire department and the safety education programs which are available to the public.

Heather Dominy, Vice President of A-Beautiful Pools, came before the members reported that the lifeguards for the community have been hired, a change in the contract with the association also has the splash pad opening in May which requires daily monitoring per state code, there will be a 4th of July celebration at the pool hosted by A-Beautiful pools with games and demonstrations by the lifeguards, and that swimming lessons will be offered. Homeowners asked questions and were advised to report any unprofessional behavior by the lifeguards to the number posted on the pool gate so that these could be addressed.

Miguel Hull, MUD Board Member and Resident, came before the members and encourage homeowners to participate in the upcoming election on May 7th and to introduce Felix Deleon with WCA Waste who is the trash company contracted with the MUD to provide service to the residents. Mr. Deleon spoke about the issues that WCA Waste had and the actions which were taken to correct these issues. Mr. Deleon also answered homeowner's questions.

BOARD OF DIRECTORS REPORT

Ms. Johnson reported that there were currently two projects that the Board is working on. The brick fence needs repair and the Board is currently seeking additional proposals for repairs as the proposal received is approximately \$50,000. As part of the Park Improvement Project, irrigation

will be added to the field adjacent to the pool this year. An open air pavilion is planned for the future.. Mr. Garnett thanked the MUD for partnering with the association in building of the additional parking lot. A homeowner requested that the Park Improvement Plans be posted to the community website

MINUTES

A motion was made, seconded and carried to approve the minutes of the 2015 Annual Meeting as amended.

FINANCIAL REPORT

Ms. Janczak presented the financial report. As of December 31, 2015, the Association had \$250,677.43 in cash, \$144,563.33 in reserves and total accounts receivable of \$34,039.53. Ms, Janczak also reviewed and discussed the 2016 approved budget with the membership, hereto attached as Exhibit "B."

ELECTION OF DIRECTORS

Ms. Janczak advised the membership that there are currently two director positions up for election and three candidates .The floor was opened for nominations. There being no nominations from the floor, a motion was made, seconded and unanimously approved to close the floor for nominations. Following tabulation of the ballots by volunteers, Jonathan Vidrine and Tammi Rogers were elected for two year terms to expire 2018.

OPEN FORUM

The floor was opened for general questions and comments. Items discussed were as follows:

- Community Website
- Deed Restrictions

ADJOURNMENT

With no further business to be brought before the meeting, a motion was made to adjourn the meeting. The motion was seconded and the motion passed to adjourn the meeting at 8:27 PM.

Approved

Date

FORMAL NOTICE OF THE 2016 ANNUAL MEETING OF THE MEMBERSHIP
FOR THE WESTGREEN PARK HOMEOWNERS ASSOCIATION, INC.

DATE: APRIL 5, 2016
TIME: 6:30 P.M. (SIGN IN)
7:00 P.M. (MEETING BEGINS)
PLACE Hays Elementary (Cafeteria)
21203 Park Timbers Ln.
Katy, TX 77450

This is a notice to all property owners of Westgreen Park Homeowners Association, Inc. to advise of the Annual Meeting of Members to review and discuss the following:

- I. Call to Order/Establish Quorum
- II. Introductions
- III. Guest Speakers
- IV. Approve 2015 Annual Meeting Minutes
- V. Board of Directors Report
- VI. Financial Report
 - A. 2015 Financial Report
 - B. Approved 2016 Budget
- VII. Election of Directors - Two Positions Available
 - A. Nominations from the Floor
 - B. Introduction of Nominees
 - C. Vote
 - D. Election Results
- VIII. Open Forum
- IX. Adjournment

Any member who is interested in placing their name for nomination should contact Karen Janczak at 281-945-4632 prior to April 5, 2016. Nominations will also be taken from floor at the meeting. There are two director positions available with one candidate currently seeking election. The candidates are Jonathan Vildrine (incumbent).

In order to conduct official business, a quorum of 5% of the owners must be present, either in person or by proxy. You are entitled to one vote per lot. If you are unable to attend this meeting, you have the option of mailing, faxing, or emailing your proxy to:

WESTGREEN PARK HOMEOWNERS ASSOCIATION, INC.
C/o Crest Management Company
PO Box 219320
Houston, Texas 77218-9320
or fax to 281-579-7062
or email to Karen.Janczak@crest-management.com

WESTGREEN PARK HOA
BALANCE SHEET
December 31, 2015

ASSETS:			

CASH			

ACB - OPERATING	\$	145,472.20	
ACB - MONEY MARKET		105,205.23	
		\$	250,677.43
RESERVE FUNDS			

ACB - CAPITAL RESERVES		44,104.54	
ALLEGIANCE-NON CAPITAL RESERVE		100,458.79	
		\$	144,563.33
ASSESSMENT RECEIVABLES			

2004 MAINTENANCE FEES		500.00	
2005 MAINTENANCE FEES		500.00	
2006 MAINTENANCE FEES		550.00	
2007 MAINTENANCE FEES		550.00	
2008 MAINTENANCE FEES		580.00	
2009 MAINTENANCE FEES		753.86	
2010 MAINTENANCE FEES		1,160.00	
2011 MAINTENANCE FEES		1,160.00	
2012 MAINTENANCE FEES		1,200.00	
2013 MAINTENANCE FEES		291.96	
2014 MAINTENANCE FEES		1,207.36	
2015 MAINTENANCE FEES		7,495.03	
FINANCE CHARGES		8,776.47	
COLLECTION COSTS		3,034.08	
LEGAL FEES		6,000.77	
DEED RESTRICTION CHARGES		280.00	
		\$	34,039.53

WESTGREEN PARK HOA
BALANCE SHEET
December 31, 2015

OTHER CURRENT ASSETS				

PREPAID INSURANCE	\$	5,545.47		
FURNITURE & FIXTURES		5,497.48		
ACCUM DEPR-FURNITURE & FIXTURE		(3,664.28)		
		-----	\$	7,378.67
TOTAL OTHER CURRENT ASSETS				-----
			\$	436,658.96
TOTAL ASSETS				=====
LIABILITIES:				

ACCOUNTS PAYABLE	\$	6,218.50		
PREPAID ASSESSMENTS		115,700.80		
		-----	\$	121,919.30
TOTAL LIABILITIES				-----
EQUITY:				

RESERVE FUNDS				

CAPITAL RESERVE FUNDS		104,310.34		
INTEREST - CAPITAL RESERVES		619.20		
PARKING LOT REPAIRS		(60,825.00)		
NON CAP RESERVE		100,000.00		
INTEREST - NON CAP RESERVES		458.79		
		-----	\$	144,563.33
TOTAL RESERVE FUNDS				-----
MEMBERS EQUITY		129,185.64		
CURRENT YEAR SURPLUS (DEFICIT)		40,990.69		
		-----	\$	170,176.33
TOTAL MEMBERS EQUITY				-----
TOTAL LIABILITIES AND EQUITY			\$	436,658.96
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