

**WESTGREEN PARK HOMEOWNERS ASSOCIATION INC.**  
**MEETING OF THE BOARD OF DIRECTORS**  
**FEBRUARY 2, 2016**  
**KROGER MEETING ROOM, 22150 WESTHEIMER PKWY KATY, TX 77450**

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**DIRECTORS PRESENT** - Jonathan Vidrine, Liz Johnson and Claire Cooper.

Also present was Karen Janczak of Crest Management and Michael with A Beautiful Pools.

**CALL TO ORDER** - Notice of the meeting having been given and a quorum present the meeting was called to order at 6:32 P.M.

**MINUTES** – The minutes of the January 5, 2016 meeting were approved as written.

**FINANCIAL REVIEW** – The December 31, 2015 financials were not available for the meeting and will be reviewed at the next meeting.

**BUSINESS**

Playground Proposals – The Board reviewed two proposals for adding kiddie cushion the playground. A motion was made, seconded, and unanimously carried to approve the proposal from McKenna Contracting for \$5,365.00 which includes power washing of the playground equipment.

Tree Trimming – This item was tabled until the next meeting.

Christmas Décor – This item was table until the next meeting.

Brick Wall Repair – This item was tabled until the next meeting.

2015 Audit – The Board reviewed the draft of the 2015 Audit. A motion was made, seconded and the Board approved the 2015 Audit as presented.

**OTHER BUSINESS**

ACC Guidelines - The Board requested that Ms. Janczak follow up with the attorney regarding their request for a draft of the ACC Guidelines.

Attorney – The Board requested that the attorney be present at the next meeting.

ACC Applications – The Board advised that incomplete ACC applications were being received from Crest Management. Ms. Janczak agreed to discuss the committee's expectations with the assistant manager.

Annual Meeting – The Board requested that the school be reserved on April 5, 2016 for the 2016 Annual Meeting.

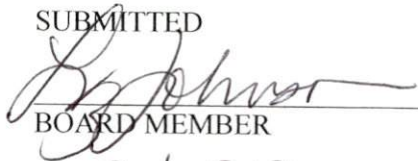
**OPEN SESSION**

There were no homeowner's present at the meeting.

**Next Meeting** – The next meeting will be held on March 1, 2016.

**ADJOURNMENT** – The open meeting was adjourned at 7:22 PM.

SUBMITTED

  
\_\_\_\_\_  
BOARD MEMBER

3-1-2016  
DATE

**WESTGREEN PARK HOMEOWNERS ASSOCIATION INC.  
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**EXCUTIVE SESSION**

**DIRECTORS PRESENT**

Johnathan Vidrine, Liz Johnson and Claire Cooper  
Also present was Karen Janczak of Crest Management

**CALL TO ORDER** – The executive session was called to order at 6:46 PM

**MINUTES** – The minutes of the January 5, 2016 executive meeting were approved as written.

**MANAGEMENT REPORTS**

**DEED RESTRCTIONS** - The Board reviewed the deed restriction report as presented by Ms. Janczak..

**DELINQUENCY REPORT** – The Board reviewed the delinquency report as presented by Ms. Janczak. The Board requested that Ms. Janczak follow up with the attorney regarding account # 2150401003 to insure that the authorization to file suit had been received.

**ADJOURNMENT**

The meeting adjourned at 7:01 PM.

**SUBMITTED**

  
\_\_\_\_\_  
**BOARD MEMBER**

  
\_\_\_\_\_  
**DATE**

**Westgreen Park Homeowners Association, Inc.**

**MEETING OF THE BOARD OF DIRECTORS**

**DATE: February 2, 2016**  
**TIME: 6:30 P.M.**  
**PLACE: Kroger, Meeting Room**  
**22150 Westheimer Pkwy**  
**Katy, TX 77450**

- I. Quorum and Call to Order
- II. Approve Open Meeting Minutes
  - A. January 5, 2016
- III. Financial Report
  - A. December 31, 2016
- IV. Business
  - A. Playground Proposals
  - B. 2014 Audit
  - C. Tree Trimming
  - D. Christmas Décor
  - E. Brick Wall Repair
  - F. Other Business
- V. Open Session
- VI. Next Meeting – March 1, 2016
- VII. Adjourn 8:00 PM

**EXECUTIVE MEETING 8:00 PM**

- I. Approve Executive Meeting Minutes
  - A. January 5, 2016
- II. Management Reports
  - A. Deed Restrictions
    1. Report
    2. Board Actions
  - B. Collections
    1. Report
    2. Request for waiver
    3. Board Actions