

WESTGREEN PARK HOMEOWNERS ASSOCIATION INC.
MEETING OF THE BOARD OF DIRECTORS
JULY 11, 2018
KROGER MEETING ROOM, 22150 WESTHEIMER PKWY KATY, TX 77450

DIRECTORS PRESENT - Jonathan Vidrine, Liz Johnson, Corey Garnett and Stefanie Herbert.

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 6:25 P.M

OPEN FORUM – There were no homeowners present.

MINUTES – The minutes of the May 9, 2018 meeting were approved as written.

FINANCIAL REVIEW – The May 31, 2018 financials were presented. As of May 31, 2018, there was \$332,994.95 in total cash, \$172,502.36 in reserve funds and \$12,129.58 in accounts receivable. 98.3% of the 2018 assessment has been collected as of May 31, 2018. The Board advised that the \$50,000 previously approved to be moved to the reserves had not been done and asked that this be taken care of. The Board questioned why there is a negative amount reflected for the 2017 receivables on the balance sheet.

2017 Income Tax Return – The Board President signed the 2017 Income Tax Return.

2017 Audit Draft – A motion was made, seconded and carried approving the 2017 Audit as presented.

2018 & 2019 Audit Engagement Letter – A motion was made, seconded and carried approving the engagement letter for Barry Wunch to perform the 2018 and 2019 audits for \$3,700 each year.

BUSINESS

Constable Contract – A motion was made, seconded and carried approving the Constable contract for patrol service. The annual cost is \$47,013.03.

Mailbox Painting Proposals – This item was tabled until the next meeting.

Gable Hollow Lane Sidewalk Proposals – A motion was made, seconded and carried approving the proposal submitted by McKenna Contracting in the amount of \$1,920 to construct a sidewalk between the cul-de-sacs located on Gable Hollow Lane.

Other Business – The Board requested that McKenna Contracting replace the roof on the MUD announcement board with ¾ inch Hardi Plank.

Other Business – The Board advised that the drain at the splash pad needs to unclogged as it is holding water.

Other Business – The Board requested a bid from McKenna Contracting to replace the drinking fountain at the pool.

Other Business – The Board requested a bid for pool furniture to be considered in the 2019 budget.

RATIFICATION OF DECISIONS MADE BETWEEN MEETINGS

A motion was made, seconded and carried ratifying the following decisions made between meetings:

- Approval of the pool motor replacement proposed by A-Beautiful Pools in the amount of \$1,559.01.
- Approval of the Easement Agreement with the MUD to allow a sidewalk to be built on the reserve located on Gable Hollow Lane.

NEXT MEETING– The Annual Meeting will be held on August 22, 2018

ADOURNMENT – The open meeting was adjourned at 7:15 PM.

SUBMITTED



BOARD MEMBER

DATE



8/22/18

WESTGREEN PARK HOMEOWNERS ASSOCIATION INC.
MEETING OF THE BOARD OF DIRECTORS
July 11, 2018
KROGER MEETING ROOM, 22150 WESTHEIMER PKWY, KATY, TX 77450

EXECUTIVE SESSION

DIRECTORS PRESENT

Johnathan Vidrine, Liz Johnson, Corey Garnett and Stefanie Herbert.

Also present was Karen Janczak of Crest Management

CALL TO ORDER – The executive session was called to order at 7:16 PM

MINUTES – The minutes of the May 9, 2018 executive meetings were approved as written.

MANAGEMENT REPORTS

Deed Restrictions- the Board reviewed the deed restriction report as presented by Ms. Janczak. There were no actions taken. A motion was made, seconded and carried to send the following accounts to the attorney for deed restriction violations:

Account #2150302003 – Mildew on home at right.

Account #2150101009 – Mildew on home at right and left. Submit an ARC application for approval for fence replacement at right of home.

Delinquency Report – The Board reviewed the delinquency report and attorney status report as presented by Ms. Janczak. A motion was made, seconded and carried approving all delinquent accounts owing more than \$700 to the attorney for collections. The Board requested that any owners who have entered into a payment plan agreement who owe more that \$700 and are not making payments also be sent to the attorney for collections.

Attorney Status Report – The Board reviewed the attorney status update.

ADJOURNMENT

The meeting adjourned at 7:30 PM.

SUBMITTED

BOARD MEMBER

DATE

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[Handwritten date: 8/22/18]