

**WESTGREEN PARK HOMEOWNERS ASSOCIATION INC.**  
**MEETING OF THE BOARD OF DIRECTORS**  
**SEPTEMBER 12, 2018**  
**KROGER MEETING ROOM, 22150 WESTHEIMER PKWY KATY, TX 77450**

---

**DIRECTORS PRESENT** - Jonathan Vidrine, Liz Johnson, Claire Cooper 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 6:28 P.M

**OPEN FORUM** – There were no homeowners present.

**MINUTES** – The minutes of the August 22, 2018 meeting were approved as written.

**FINANCIAL REVIEW** – The July 31, 2018 financials were presented. As of July 31, 2018, there was \$276,002.10 in total cash, \$172,683.00 reserve funds and \$8,038.02 in accounts receivable. The 2018 collection rate is 98.6%.

**BUSINESS**

Post Office Box Painting Status – This work is scheduled to be preformed this Friday.

Proposal for Pool Fence Repair/Painting – A proposal to repair and paint the pool fence was presented to be considered for the 2019 budget. The Board requested a proposal from the landscaping company to cut back the plants away from the fence and remove any mulch covering the bottom of the fence.

Proposal for Pool Furniture – The Board reviewed a proposal for new pool furniture to be considered for the 2019 budget. The Board requested an updated proposal for 10 tables and 40 chairs.

Proposal for Pavilion – The Board reviewed a proposal for the construction of a pavilion in the reserve located adjacent to the pool for the 2019 budget. Not included with the bid was the cost of electrical or landscaping. Liz Johnson will be attending the MUD meeting to request assistance with the funding of this project.

Authorization for Foreclosure – A motion was made, seconded and carried authorizing the foreclosure of account #2150306024.

Other Business – No other business was discussed.


**RATIFICATION OF DECISIONS MADE BETWEEN MEETINGS**

There were no decisions made between meetings.

**NEXT MEETING**– The Annual Meeting will be held on October 10, 2018 (Budget Meeting)

**ADOURNMENT** – The open meeting was adjourned at 6:40 PM.

SUBMITTED

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

DATE

10-10-18  
\_\_\_\_\_  
DATE

**WESTGREEN PARK HOMEOWNERS ASSOCIATION INC.  
MEETING OF THE BOARD OF DIRECTORS  
SEPTEMBER 12, 2018  
KROGER MEETING ROOM, 22150 WESTHEIMER PKWY, KATY, TX 77450**

**EXCUTIVE SESSION**

**DIRECTORS PRESENT**

Johnathan Vidrine, Liz Johnson, Claire Cooper and Stefanie Herbert.

Also present was Karen Janczak of Crest Management

**CALL TO ORDER** – The executive session was called to order at 6:40 PM

**MINUTES** – The minutes of the August 22, 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 # 2150401037 – Repair or replace fence pickets.

Delinquency Report – The Board reviewed the delinquency report and attorney status report as presented by Ms. Janczak.

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

**ADJOURNMENT**

The meeting adjourned at 6:52 PM.

**SUBMITTED**

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

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