

WESTGREEN PARK HOMEOWNERS ASSOCIATION INC.
MEETING OF THE BOARD OF DIRECTORS
OCTOBER 10, 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 6:30 P.M

OPEN FORUM – There were no homeowners present.

MINUTES – The minutes of the September 12, 2018 meeting were approved as written.

FINANCIAL REVIEW – The August 31, 2018 financials were presented. As of August 31, 2018, there was \$238,483.63 in total cash, \$172,698.09 reserve funds and \$9,475.77 in accounts receivable. The 2018 collection rate is 98.6%.

BUSINESS

2019 Budget – A motion was made, seconded and carried approved the 2019 budget pending approval of the pool management contract.

2019 Assessment Rate – A motion made, seconded and carried to set eh 2019 assessment rate at \$620.00 which represents no increase.

2019 Capital Reserve Expenses

Pool Fence Repair and Paint – A motion was made, seconded and carried approved the proposal submitted by McKenna Contract in the amount of \$6,985 to repair and paint the pool fence. This work is not to be scheduled until 2019.

Pool Furniture – A motion was made, seconded and carried approving the quote submitted by Texacraft in the amount of \$9,578.90 for 40 chairs and 10 tables. To be ordered now because the price is to increase after October 31st.

Park Pavilion – This item was tabled. Liz Johnson will be attending the MUD meeting to requested funding for this project.

Post Office Box Painting Proposal – A motion was made, seconded and carried approving the proposal from GV Remodeling in the amount of \$4,878 to paint 7 mailbox clusters.

A-Beautiful Contract – This item was tabled.

Other Business – The Board requested that bids for the landscape contract be obtained due to the projected increase from Texas Wall and Landscape. The Board also requested that Crest Management draft a letter regarding the most common violated deed restriction violations to be provided to the owners as a reminder of what their responsibilities are.

RATIFICATION OF DECISIONS MADE BETWEEN MEETINGS

There were no decisions made between meetings.

NEXT MEETING– The Annual Meeting will be held on November 14, 2018.

ADJOURNMENT – The open meeting was adjourned at 7:30 PM.

SUBMITTED

BOARD MEMBER

DATE