

WESTGREEN PARK HOMEOWNERS ASSOCIATION INC.
MEETING OF THE BOARD OF DIRECTORS
FEBRUARY 13, 2019
KROGER MEETING ROOM, 22150 WESTHEIMER PKWY KATY, TX 77450

DIRECTORS PRESENT - Jonathan Vidrine, Liz Johnson, 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 6:40 P.M

APPOINTMENT OF BOARD MEMBER – A motion was made, seconded and carried approving to appoint Karensa Murdick to the Board position vacated by Corey Garnett. The Board agreed to have Karensa review and approve the invoices for the Association in Strongroom.

OPEN FORUM – There were no owners present at the meeting.

MINUTES – The minutes of the January 9, 2019 meeting were approved as amended.

FINANCIAL REVIEW – The December 31, 2018 financials were presented. As of December 31, 2018, there was \$265,118.03 in total cash, \$173,003.93 in reserve funds and \$13,270.21 in accounts receivable. The Board was advised that there was a surplus of \$141,081 in the operating account as of December 31, 2018. Following discussion, the Board agreed to retain this surplus in the operating account so that the funds are available for possible new capital assets.

BUSINESS

Splash Pad Amendment – A motion was made, seconded and carried approving the amendment to the swimming pool management contract with A- Beautiful Pool for splash pad maintenance in the amounts of \$1,200 for May and \$1,160 for September.

Exhaust Fan Proposal – A motion was made, seconded and carried approving the proposal submitted by A-Beautiful for installation of an exhaust fan in the pump room above the splash pad equipment for a cost of \$1,337.00.

2019 Dive-In Movie Update – The 2019 dive-in movies have been scheduled and paid for with Ultimate Outdoor Movies.

2019 Annual Meeting Update – A request with KISD has been submitted for the date of April 4, 2019 for the Annual Meeting. The Board will be advised once this date has been confirmed.

Other Business – There was no other business.

RATIFICATIONS OF DECISIONS MADE BETWEEN MEETINGS

There were no decisions made between meetings.

WESTGREEN PARK HOMEOWNERS ASSOCIATION INC.
MEETING OF THE BOARD OF DIRECTORS
JANUARY 9, 2019
KROGER MEETING ROOM, 22150 WESTHEIMER PKWY, KATY, TX 77450

EXECUTIVE 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 7:03 PM

MINUTES – The minutes of the October 10, 2018 executive meetings were approved as written.

MANAGEMENT REPORTS

Deed Restrictions- the Board reviewed the deed restriction report as presented by Ms. Janczak. The Board advised that there were a lot of inoperable vehicles parked in the streets and requested that management not only send letters to the owner but also report these vehicles to the Constables.

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

ADJOURNMENT

The meeting adjourned at 7:15 PM.

SUBMITTED



BOARD MEMBER

3-13-19

DATE

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MEETING OF THE BOARD OF DIRECTORS
FEBRUARY 13, 2019
KROGER MEETING ROOM, 22150 WESTHEIMER PKWY, KATY, TX 77450

EXECUTIVE SESSION

DIRECTORS PRESENT

Johnathan Vidrine, Liz Johnson, Karensa Murdick and Stefanie Herbert.

Also present was Karen Janczak of Crest Management

CALL TO ORDER – The executive session was called to order at 7:00 PM

MINUTES – The minutes of the January 9, 2019 executive meetings were tabled until the next meeting.

MANAGEMENT REPORTS

Deed Restrictions- The Board advised that there were Christmas light still up on a house on Walden Grove and that they wanted Crest Management to get serious with landscape maintenance and trash violations. The Board made the following decisions regarding uncorrected deed restrictions:

Account #2150201025 – The Board wants to continue to monitor for vehicles parking on the lawn at this home as no violation was noted during the last inspection.

Account #2150401003 – A motion was made, seconded and carried to send this account to the attorney for a demand letter for the deed restriction of not removing the paint residue and/or decolorization from the brick on the home.

Account #2150401013 – A motion was made, seconded and carried to send this account to the attorney for a demand letter for storing inoperable vehicles in public view.

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

ADJOURNMENT

The meeting adjourned at 7:16 PM.

SUBMITTED

BOARD MEMBER

DATE