

# **WESTGREEN PARK HOMEOWNERS ASSOCIATION INC.**

## **MEETING OF THE BOARD OF DIRECTORS**

**MARCH 4, 2014**

**22150 WESTHEIMER PARKWAY, KATY, TX 77450**

---

### **EXECUTIVE SESSION**

#### **DIRECTORS PRESENT**

Tammi Rogers, Jonathon Vidrine, Elizabeth Johnson, and Becky Bangart.

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.

**MINUTES** – A motion was made, seconded and the Board approved the minutes of the executive meeting held on February 4, 2014 as written.

#### **MANAGEMENT REPORTS**

**DEED RESTRICTIONS** – The Board reviewed the deed restriction report as presented by Ms. Janczak. The Board further advised that they wanted to send a letter to the homeowner with the maroon door and the house that had been painted sea foam green.

**DELINQUENCY REPORT** – The Board reviewed the delinquency report as presented by Ms. Janczak. The Board requested that Crest Management mail reminder notices to delinquent owners advising them that late fees would be applied after March 31<sup>st</sup> and that a payment plan request form be included with the invoices. The Board also approved waiving any balances \$50.00 or below.

#### **BUSINESS**

**SOCCER SHOTS SUMMER CAMP** – Due to liability concerns, a motion was made to deny Soccer Shots request to use the association's common grounds for a summer soccer camp. This motion was seconded and carried.

**LANDSCAPING PROPOSALS** – This item was table and the Board requested that the proposals be emailed to them once they have been received.

The Board requested that a proposal be obtained from GreenPros to weed and fertilize the common area lawns.

**PLAYGROUND REPAIRS** - This item was table and the Board requested that the proposals be emailed to them once they have been received.

**TREE TRIMMING** - A motion was made to approve the proposal by Urban Foresters for \$3,600.00 to trim the trees along Pointed Oak Lane. The motion was seconded and carried.

**SURVEY PROPOSALS** – After review and discussion of the proposals received for surveying the common grounds near the pool/playground, the Board decided to table this item until a designer confirms the need for a survey. The Board requested that Ms. Janczak locate a designer for the proposed parking lot and pavilion.

**MESSAGE BOARD** – The Board discussed the design and location of a new message board. A motion was made to have Mr. Vidrine design and construct a message board for the association. This motion was seconded and carried.

**INSURANCE RENEWAL** – The Board reviewed and discussed the proposal received by BCH Insurance. A motion was made to approve the proposal with total premiums in the amount of \$9,504. This motion was seconded and carried.

**POOL FURNITURE** – The Board requested that a quote be obtained for 24 loungers, 2 tables, and 8 chairs with dark green powder coating and straps.

SUBMITTED

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

4-1-14  
DATE

**WESTGREEN PARK HOMEOWNERS ASSOCIATION INC.**

**MEETING OF THE BOARD OF DIRECTORS  
MARCH 4, 2014  
22150 WESTHEIMER PARKWAY, KATY, TX 77450**

**OPEN SESSION**

**SUMMARY OF EXECUTIVE SESSION** - No homeowners were present at the open session.

**MINUTES** – A motion was made, seconded and the Board approved the minutes of the open meeting held on February 4, 2014 as written.

**FINANCIAL REVIEW**

As of January 31, 2014 there was \$422,157.54 in total cash, \$70,020.25 in capital reserves and \$87,671.22 in accounts receivable.

**POOL TAGS** – The Board reviewed options for pool tags as presented by Ms. Janczak. After discussion, the Board agreed to order 1000 of the flip flop pool passes from Peachtree Supply for \$699.00. Crest Management is to mail two pool passes to all residents and owners will be provided with no more than two additional pool passes if requested. Pool passes will allow the holder of the pool pass and two guests into the pool. The pool rules and pool hours are to be mailed along with the pool passes.

**COMMUNITY EVENTS** – The Board discussed the upcoming annual meeting and community events.

**COMMUNITY COMMUNICATIONS** – The Board discussed the upcoming newsletter and the community's website and Facebook page.

**NEXT MEETING**

The next meeting will be the Annual Meeting and is scheduled for April 15, 2014 at 7:00 p.m.

**ADJOURNMENT**

The meeting adjourned at 8:02 PM.

**SUBMITTED**

---

**BOARD MEMBER**

---

**DATE**