

WESTGREEN PARK HOMEOWNERS ASSOCIATION INC.

MEETING OF THE BOARD OF DIRECTORS APRIL 1, 2014 22150 WESTHEIMER PARKWAY, KATY, TX 77450

EXECUTIVE SESSION

DIRECTORS PRESENT

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

Also present was Karen Janczak and Andrea Garcia of Crest Management. Corey Garnett and John Carew, prospective board members.

CALL TO ORDER

Notice of the meeting having been given and a quorum present the meeting was called to order at 6:33 P.M.

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

MANAGEMENT REPORTS

DEED RESTRICTIONS – The Board reviewed the deed restriction report as presented by Ms. Janczak. .

DELINQUENCY REPORT – The Board reviewed the delinquency report as presented by Ms. Janczak. The Board requested to be provided with an updated delinquency rate via email.

BUSINESS

PLAYGROUND REPAIR PROPOSALS – The Board met with Auggie Aranda with All Aquatics Kids Play and Sandra Speck and Michael Barrera with McKenna Construction to discuss the proposals submitted for replacement of the border and fall surface material at the park. The Board requested that each of these companies revise their bids to include an ADA ramp. The Board will review the proposals and make a decision via email prior to the next meeting.

LANDSCAPING PROPOSALS – The Board met with representatives from Texan Turf, Terry's Landscape and Landscape Images of Texas to discuss their proposals for landscaping maintenance. Following these meetings, a motion was made, seconded and the Board approved the proposal submitted by Terry's Landscape to provide landscape services for an annual cost of \$23,270.00. The Board requested that Ms. Janczak immediately provide 30 days' notice to GreenPros so that Terry's Landscape can begin providing service to the community on May 1, 2014.

COMMUNITY MONUMENTS – The Board requested that a proposal to repaint the letters on the monuments be requested from McKenna Construction.

COMMUNITY FENCE – The Board discussed the community fence along Pointed Oak Lane noting that all wooden fences with a rail and wrought iron fencing belongs to the association. The Board requested proposal for repairs to be done this year and replacement to be budgeted for next year.

PAVILION/PARKING DESIGN – The Board indicated that a proposal should be obtained by Terry’s Landscaping. Mr. Garnett will also seek a proposal from a designer that he has used in the past.

POOL MANAGEMENT CONTRACT AMENDMENT – After review, a motion was made, seconded and the Board approved the amendment to the pool management contract.

POOL FURNITURE – The Board reviewed several proposals for pool furniture. After discussion, a motion was made, seconded and the Board approved the proposal from Texacraft for the Milan chaise lounges, chairs and tables for \$4,964.86.

2014 POOL SEASON – Ms. Rogers provided the Board with a punch list to prepare for the 2014 pool season.

2014 ANNUAL MEETING – The Board reviewed the agenda for the Annual Meeting and requested that the President’s Report be changed to a Board Report. The Board also advised that there were only two board positions available and that Mr. Vidrine and Ms. Bangart both would be seeking re-election.

RESIGNATION – Ms. Rogers resigned her position on the Board effective immediately due to other obligations. Ms. Rogers did express her desire to continue serving the community as a member of the pool committee.

BOARD APPOINTMENT – After consideration, a motion was made seconded and the Board approved appointing Corey Garnett and John Carew to vacated Board positions which expire in 2015.

SUBMITTED

BOARD MEMBER

DATE

WESTGREEN PARK HOMEOWNERS ASSOCIATION INC.

**MEETING OF THE BOARD OF DIRECTORS
APRIL 1, 2014
22150 WESTHEIMER PARKWAY, KATY, TX 77450**

OPEN SESSION

DIRECTORS PRESENT

Jonathan Vidrine, Elizabeth Johnson, Corey Garnett, John Carew and Becky Bangart.

Also present was Karen Janczak and Andrea Garcia of Crest Management.

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 March 4, 2014 as written.

FINANCIAL REVIEW

As of January 31, 2014 there was \$433,234.26 in total cash, \$70,033.48 in capital reserves and \$858,122.63 in accounts receivable.

COMMUNITY COMMUNICATIONS – Ms. Johnson advised the Board that the newsletter had been mailed to residents.

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 8:41 PM.

SUBMITTED

BOARD MEMBER

DATE