

WESTGREEN PARK HOMEOWNERS ASSOCIATION INC.

MEETING OF THE BOARD OF DIRECTORS

May 6, 2014

22150 WESTHEIMER PARKWAY, KATY, TX 77450

EXECUTIVE SESSION

DIRECTORS PRESENT

Jonathan Vidrine, Elizabeth Johnson, John Carew, and Corey Garnett

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 April 1 and April 15, 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. A motion was made, seconded and the Board approved sending all accounts which had not paid the 2014 fees to the attorney for legal action. The Board requested that Ms. Janczak discuss actions which the association can take to collect post-bankruptcy debt on several accounts.

BUSINESS

LANDSCAPE IMPROVEMENT BIDS – Mr. James Terry appeared before the board and present proposals for improvements to the main entrance into the community and the pool/playground area. After discussion, the Board requested that Mr. Terry provide a separate proposal to address the sight issues at the main entrance to be considered by the Board via email.

COMMUNITY WEBSITE – Mr. Caleb Estes was unable to attend the meeting. Therefore, this item was tabled until the next meeting.

CONSTABLE CONTRACT – A motion was made, seconded and the Board approved the Constable Contract in the amount of \$43,554.41 annually.

ELECTRICITY BIDS – After reviewed of several bids for electricity, a motion was made, seconded and the Board approved a 3 year contract with StarTex for \$.0637 per Kwh. This will amount to a savings of over \$650.00 monthly.

911 PHONE BIDS – The board reviewed and discussed proposals provided by Kings III and OnGuard for 911 Phone Service. A motion was made, seconded and the Board approved the lease agreement provided by OnGuard for landline service at \$25.00 per month and a one-time installation cost of \$250.00.

MORGAN STANLEY SIGNATURE CARDS - The Board signed the signature cards for the Morgan Stanley Bank Account. This account is to be closed and deposited into the Association's Capital Reserve Account.

POOL PUMP ROOM DOOR REPLACEMENT – The Board reviewed and discussed a proposal submitted by A-Beautiful Pool to replace the door louvers in the door of the pump room at the pool. This item was tabled and the Board requested that bids be obtained for replacement of these doors to include replacement of the door frame.

MONUMENT REPAIRS – This item was tabled so that more bids may be obtained.

FENCE REPAIRS – The Board reviewed three proposals for repair and/or replacement of the fence along Pointed Oak Lane. This item was tabled and the Board requested a legal opinion as to the ownership of the fence. If the fence is found to belong to the Association the Board will consider the fence bids via email.

PAVILION/PARKING DESIGN – The Board discussed going to MUD and requesting assistance with the project. The item was tabled. Ms. Janczak is to find out when the next MUD meeting will be held and request that the association be placed on the agenda.

ADJOURNMENT – The executive meeting was adjourned at 8:15 PM.

SUBMITTED


BOARD MEMBER

6-3-2014
DATE

WESTGREEN PARK HOMEOWNERS ASSOCIATION INC.

MEETING OF THE BOARD OF DIRECTORS

May 6,, 2014

22150 WESTHEIMER PARKWAY, KATY, TX 77450

OPEN SESSION

DIRECTORS PRESENT

Jonathan Vidrine, Elizabeth Johnson, Corey Garnett, and John Carew

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 April 1, 2014 as written.

FINANCIAL REVIEW

As of March 31, 2015 there was \$419,500.66 in total cash, \$70,062.95 in capital reserves and \$47,222.18 in accounts receivable.

NEXT MEETING

The next meeting will be the Annual Meeting and is scheduled for June 3, 2014 at 7:00 p.m.

ADJOURNMENT

The meeting adjourned at 8:41 PM.

SUBMITTED

Liberica Garnett
BOARD MEMBER

6-3-2014
DATE