

WESTGREEN PARK HOMEOWNERS ASSOCIATION INC.

**MEETING OF THE BOARD OF DIRECTORS
JULY 1, 2014
17171 PARK ROW, SUITE 310, HOUSTON, TX 77084**

OPEN SESSION

DIRECTORS PRESENT

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

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 6:32 P.M.

MINUTES – A motion was made, seconded and the Board approved the minutes of the open meeting held on June 3, 2014 as written.

FINANCIAL REVIEW - As of May 30, 2014 there was \$362,163.89 in total cash, \$70,140.14 in capital reserves and \$36,867.88 in accounts receivable.

2013 AUDIT – Following review, a motion was made, seconded and the Board approved the 2013 Audit as presented.

2013 TAX RETURN – After review, the 2013 Tax Return was approved and signed.

2014 & 2015 AUDIT – A motion was made, seconded and the Board approved the proposal provided by Barry Wuntch, CPA for the 2014 and 2015 audit preparation and tax return at the cost of \$3,800 for 2014 and \$3,400 for 2015.

BUSINESS

PARK IMPROVEMENTS – Following discussion, a motion was made, seconded and the Board approved the proposal submitted by Burditt Consultants LLC for \$3,700.00 to provide design options for the development of the green space and parking located near the pool. The MUD has agreed to reimburse the Association \$1000.00 for these services. The Association will provide the designs plans the MUD at a future meeting to request funding assistance.

HOLIDAY DÉCOR – Ms. Janczak advised the Board the Association is in the second year of a three year contract for the holiday décor.

POOL - Following discussion, a motion was made, seconded and the Board approved the proposal submitted by A-Beautiful Pool for power washing the pool deck near the back curb for \$240.00.

IRRIGATION IMPROVEMENTS – The Board reviewed and discussed a proposal provided by Terry’s Landscape to upgrade the community’s irrigation system. This item was tabled until 2015.

NEXT MEETING

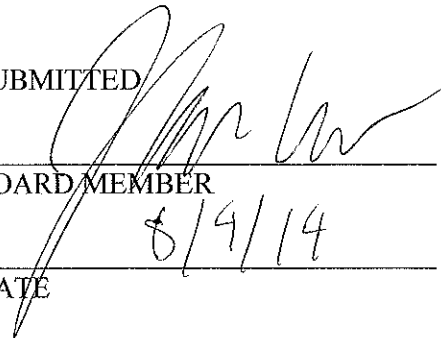
The next meeting is scheduled for August 5, 2014 at 6:30 p.m.

ADOURNMENT – The open meeting was adjourned at 7:43 PM.

SUBMITTED

BOARD MEMBER

DATE

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WESTGREEN PARK HOMEOWNERS ASSOCIATION INC.

MEETING OF THE BOARD OF DIRECTORS

JULY 1, 2014

22150 WESTHEIMER PARKWAY, KATY, TX 77450

EXECUTIVE SESSION

DIRECTORS PRESENT

Jonathan Vidrine, Elizabeth Johnson, John Carew, Corey Barnett and Becky Bangert.

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

MINUTES – A motion was made, seconded and the Board approved the minutes of the executive meeting held on June 3, 2014 as written.

MANAGEMENT REPORTS

DEED RESTRICTIONS – The Board reviewed the deed restriction report as presented by Ms. Janczak. The Board approved sending one account to the attorney for an existing deed restriction violation.

DELINQUENCY REPORT – The Board reviewed the delinquency report as presented by Ms. Janczak.

ADJOURNMENT

The meeting adjourned at 7:55 PM.

SUBMITTED

BOARD MEMBER

DATE

[Handwritten signature]
[Handwritten date: 8/9/14]