

SCANNED

**WESTGREEN PARK HOMEOWNERS ASSOCIATION INC.
MEETING OF THE BOARD OF DIRECTORS
SEPTEMBER 2, 2014
22150 WESTHEIMER PARKWAY, KATY, TX 77450**

OPEN SESSION

DIRECTORS PRESENT

Jonathan Vidrine, Elizabeth Johnson, 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 6:37 P.M.

MINUTES – A motion was made, seconded and the Board approved the minutes of the open meeting held on August 5, 2014 as written.

FINANCIAL REVIEW - As of July 31, 2014 there was \$303,491.19 in total cash, \$70,176.87 in capital reserves and \$29,013.40 in accounts receivable.

MORGAN STANLEY – Ms. Janczak advised the Board that the Morgan Stanley account had been closed and that the funds have been deposited into the capital reserve account.

BUSINESS

PARK IMPROVEMENTS – Leroy Collins presented two design options for the park improvement for the Board to consider. After discussion, the Board agreed to the second option. Burditt Consultants will provide the documents necessary to present to Memorial MUD. The Board also agreed that these improvements would be done in stages.

ENFORCEMENT OF PARKING LAWS – Constable Jody Higginbotham did not respond to request by the association to attend the meeting to discuss parking violations not being enforced. Ms. Janczak will follow up with the Constable's office.

POOL COST CONVERSION – The Board reviewed two options for dealing with chemical imbalances in the pool due to high usage of the facility. After analysis and discussion, the Board agreed that switching to a liquid chlorination system was not be cost effective due to the need to store the liquid chlorine away from the pool and splash pad equipment. The Association will continue to drain and refill the pool as needed to maintain the proper chemical balance.

ACC GUIDELINE DEVELOPMENT - Ms. Janczak advised that examples of ACC Guidelines had been sent to Mr. Vidrine so that he could begin the process of drafting the ACC Guidelines for the association. After discussion, the Board requested that ACC

Guidelines be sent to all of them to review. The Board further requested to be copied on all ACC applications so that they could assist Jonathan if needed.

GABLE HALLOW FENCE REPAIR – A motion was made, seconded and the Board agreed to have the missing fence pickets on the community fence located on Gable Hallow replaced.

OTHER BUSINESS

Ms. Johnson advised that the newsletter has been delayed but would be published in the fall.


The Board discussed the school bond and agreed to provide information only about the bond in the newsletter. Ms. Johnson advised the Board members that the Board, as a whole, representing the association is unable to provide support for or against the bond. However, each board member is allowed to individually provide support or against the bond.

NEXT MEETING

The next meeting is scheduled for October 7, 2014 at 6:30 p.m.

ADOURNMENT – The open meeting was adjourned at 7:55 PM.

SUBMITTED



BOARD MEMBER

10-7-14

DATE

**WESTGREEN PARK HOMEOWNERS ASSOCIATION INC.
MEETING OF THE BOARD OF DIRECTORS
SEPTEMBER 2, 2014
22150 WESTHEIMER PARKWAY, KATY, TX 77450**

EXECUTIVE SESSION

DIRECTORS PRESENT

Jonathan Vidrine, Elizabeth Johnson, Corey Garnett, and Becky Bangert.

Also present was Karen Janczak of Crest Management.

MINUTES – A motion was made, seconded and the Board approved the minutes of the executive meeting held on August 5, 2014 as written.

MANAGEMENT REPORTS

ACC APPLICATIONS – The Board reviewed three ACC applications, approving two and denying one.

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

The Board agreed to reduce the deed restriction inspections by Crest Management to once a month beginning in November through March.

DELINQUENCY REPORT – The Board reviewed the delinquency report as presented by Ms. Janczak. The Board approved filing suit on two accounts.

ADJOURNMENT

The meeting adjourned at 7:55 PM.

SUBMITTED



BOARD MEMBER

DATE

10-7-14