

**WESTGREEN PARK HOMEOWNERS ASSOCIATION INC.
MEETING OF THE BOARD OF DIRECTORS
NOVEMBER 6, 2015
22150 WESTHEIMER PARKWAY, KATY, TX 77450**

OPEN MEETING

DIRECTORS PRESENT

Jonathon Vidrine, Cory Garnett, Liz Johnson, and Claire Cooper.

Also present was Karen Janczak and Tim Trevino of Crest Management.

CALL TO ORDER

Notice of the meeting having been given and a quorum present the meeting was called to order at 6:21 P.M.

MINUTES – A motion was made, seconded and the Board approved the minutes of the meeting held on October 6, 2015 as written.

FINANCIAL REVIEW – The September 30, 2015 financials were presented. As of September 30, 2015 there was \$189,950.89 in total cash, \$139,384.58 in reserve funds and \$33,383.27 in account receivables.

Business

Resignation of Board Member – Following the discussion, the Board acknowledged and accepted the resignation of board member Becky Bangert.

Pool Management Contract – Following the discussion, the Board agreed to table the pool contract and requested quotes for manually maintaining the splash pad during the months of May and September and for installation of an automated testing system and timer for the splash pad. The Board agreed to close the splash pad on Mondays during these months.

Landscape Improvements – A motion was made, seconded and unanimously carried approving the landscape renovations for the median at the Pointed Oak entrance and for the replacement of a irrigation controller located on the south side of the Pointed Oak entrance. The Board also discussed the replacement of the three Crape Myrtle trees located on Pointed Oak across from Braypark Lane. This item was tabled until spring 2016, The Board requested that LandCrafters remove the dead Crape Myrtles.

Other Business

Architectural Control Committee – The Board requested that the Association's Attorney draft a ACC Guidelines for the community.

PLAYGROUND REPAIRS – The Board requested that McKenna Construction come out and inspect the playground and provide a quote for adding Kiddie Cushion to the playground.

COMMUNITY COMMUNICATIONS – The Board discussed the web design & development of mobile website and SMS Alert System, Following discussion, the Board decline to approve the proposal for the SMS Alert System and agreed to reconsider the proposal for the mobile web site next year.

OPEN SESSION - No homeowners were present at the open session.

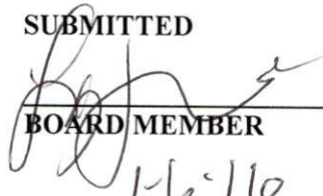
NEXT MEETING

The next meeting will be scheduled for December 1, 2015 at 6:30p.m.

ADJOURNMENT

The meeting adjourned at 7:19 PM.

SUBMITTED



BOARD MEMBER

DATE

1-6-16

DATE

WESTGREEN PARK HOMEOWNERS ASSOCIATION INC.

**MEETING OF THE BOARD OF DIRECTORS
NOVEMBER 6, 2015
22150 WESTHEIMER PARKWAY, KATY, TX 77450**

Executive Meeting

Executive Meeting Minutes - A motion was made, seconded and the Board approved the meeting held on October 6, 2015 as written.

Management Reports

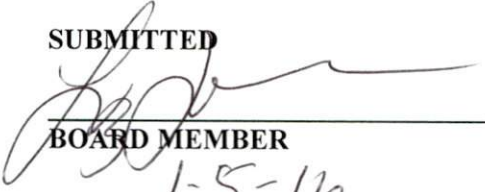
Deed Restrictions – The Board reviewed the deed restriction violation report as presented by Ms. Janczak. The Board took no legal actions.

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

ADJOURNMENT

The meeting adjourned at 7:25 PM.

SUBMITTED



BOARD MEMBER

DATE

1-5-16

DATE

Westgreen Park Homeowners Association, Inc.

MEETING OF THE BOARD OF DIRECTORS

DATE: November 3, 2015
TIME: 6:30 P.M.
PLACE: Kroger, Meeting Room
22150 Westheimer Pkwy
Katy, TX 77450

OPEN MEETING 6:30 PM

- I. Quorum and Call to Order
- II. Approve Open Meeting Minutes
 - A. October 6, 2015
- III. Financial Report
 - A. September 30, 2015
- IV. Business
 - A. Resignation of Board Member
 - B. Pool Management Contract
 - C. Landscape Improvements
 1. Irrigation
 2. Pointed Oak Plant Bed Renovations
 3. Pointed Oak Tree Replacement
 - D. Other Business
- V. Open Session
- VI. Next Meeting – December 1, 2015
- VII. Adjourn 8:00 PM

EXECUTIVE MEETING 8:00 PM

- I. Approve Executive Meeting Minutes
 - A. October 6, 2015
- II. Management Reports
 - A. Deed Restrictions
 1. Report
 2. Board Actions
 - B. Collections
 1. Report
 2. Board Actions

WESTGREEN PARK HOA
BALANCE SHEET
September 30, 2015

ASSETS:

CASH

ACB - OPERATING	\$	84,920.22	
ACB - MONEY MARKET		105,030.67	
TOTAL CASH	\$		189,950.89

RESERVE FUNDS

ACB - CAPITAL RESERVES		39,039.65	
ALLEGIANCE-NON CAPITAL RESERVE		100,344.93	
TOTAL RESERVE FUNDS			139,384.58

ASSESSMENT RECEIVABLES

2004 MAINTENANCE FEES		500.00	
2005 MAINTENANCE FEES		500.00	
2006 MAINTENANCE FEES		550.00	
2007 MAINTENANCE FEES		550.00	
2008 MAINTENANCE FEES		580.00	
2009 MAINTENANCE FEES		753.86	
2010 MAINTENANCE FEES		1,160.00	
2011 MAINTENANCE FEES		1,160.00	
2012 MAINTENANCE FEES		1,200.00	
2013 MAINTENANCE FEES		142.65	
2014 MAINTENANCE FEES		3,469.57	
2015 MAINTENANCE FEES		6,927.32	
2016 MAINTENANCE FEES		(1,549.98)	
FINANCE CHARGES		7,307.73	
COLLECTION COSTS		3,459.23	
LEGAL FEES		6,392.89	
DEED RESTRICTION CHARGES		280.00	
TOTAL ASSESSMENT RECEIVABLES			33,383.27

WESTGREEN PARK HOA
BALANCE SHEET
September 30, 2015

OTHER CURRENT ASSETS

PREPAID INSURANCE		\$	10,294.12	
FURNITURE & FIXTURES			5,497.48	
ACCUM DEPR-FURNITURE & FIXTURE			(3,664.28)	
TOTAL OTHER CURRENT ASSETS		\$	12,127.32	
TOTAL ASSETS		\$	374,846.06	

LIABILITIES:

ACCOUNTS PAYABLE		\$	4,202.48	
DEFERRED MAINTENANCE FEES			75,788.31	
TOTAL LIABILITIES		\$	79,990.79	

EQUITY:

RESERVE FUNDS				
CAPITAL RESERVE FUNDS			99,310.34	
INTEREST - CAPITAL RESERVES			554.31	
PARKING LOT REPAIRS			(60,825.00)	
NON CAP INTEREST RESERVE			100,344.93	
TOTAL RESERVE FUNDS			139,384.58	
MEMBERS EQUITY			129,185.64	
CURRENT YEAR SURPLUS (DEFICIT)			26,285.05	
TOTAL MEMBERS EQUITY			155,470.69	
TOTAL LIABILITIES AND EQUITY		\$	374,846.06	