

MINUTES OF A MEETING OF THE BOARD OF DIRECTORS OF THE WEST OAKS HOMEOWNERS ASSOCIATION HELD ON SEPTEMBER 15, 2014 AT 6:30 PM AT SERVPRO, 2533 ROY RD, PEARLAND, TEXAS 77581

BOARD OF DIRECTORS PRESENT

Matt Cline
Wes Boyer
Chris Glazier
Yolanda Robinson
Terrence Moore
Dawne Bulpitt

DIRECTORS ABSENT

Tim Gordon

IN ATTENDANCE

Kristi Cole from Graham Management was in attendance. The meeting was called to order at 6:30 pm. Kristi Cole took the meeting minutes.

HOMEOWNER FORUM

No homeowners attended the meeting.

APPROVAL OF MINUTES

A motion to approve the minutes of the previous meeting was made by Terry Moore, seconded by Wes Boyer and passed.

FINANCIALS

Month Ending August 2014 – the Board reviewed the financial reports.

- Kristi Cole reported that the 2014 assessments are 98% collected.
- A motion to approve the financial report was made by Chris Glazier, seconded by Terry Moore and passed.
- Graham Management will provide more detail on the owner aged report

2015 Budget was reviewed and discussed.

- A motion to change Legal to \$15,000 was made by Chris Glazier, seconded by Terry Moore and passed.
- A motion to approve the 2015 Budget with the above mentioned change was made by Chris Glazier, seconded by Dawne Bulpitt. Terry Moore, Yolanda Robinson and Matt Cline agreed. Wes Boyer was opposed.

LEGAL REPORT

The Board reviewed the legal report and it was accepted as presented.

DEED RESTRICTION REPORT

The Board reviewed the deed restriction report and it was accepted as presented.

- There was discussion in regards to violation letters, how many days for correction is appropriate verses the violation. Graham Management will research documents for restrictions and/or specific wording.

- Graham Management will put a link to the governing documents in the violation letters.
- Graham Management will also add a line in Spanish to call the management company with any questions.
- There was discussion in regards to commercial vehicles and residential vehicles and the maximum tonnage in the community. There was a general concensus that the documents needed to be reviewed and possibly revised. Matt Cline will work on this.
- A motion to send a homeowner to the attorney in regards to a commercial vehicle parked in the driveway was made by Chris Glazier, seconded by Terry Moore. Wes Boyer, Yolanda Robinson, Dawne Bulpitt and Matt Cline were opposed. The motion was not passed.

NEW BUSINESS

Holiday Party-Dawne Bulpitt is organizing.

- The holiday party will be held December from 12:00 to 3:00 pm.
- A motion to approve a budget of \$5,500 for the holiday party was made by Wes Boyer, seconded by Terry Moore and passed.

Landscaping:

- Graham Management will begin to gather proposals for new landscapers.
- Kristi Cole will review lighting proposals obtained last year, contact the vendors in regards to the pricing and email the proposals to the Board for review.

OLD BUSINESS

Trails:

- A motion for Graham Management to inspect common area trails one time per month was made by Chris Glazier, seconded by Terry Moore. Wes Boyer, Yolanda Robinson, Dawne Bulpitt and Matt Cline were opposed. The motion was not passed.
- A motion to leave the Graham Management contract as is with a quarterly inspection of the common area trails as verbally agreed until June of 2015 was made by Yolanda Robinson, seconded by Dawne Bulpitt. Wes Boyer and Matt Cline agreed. Chris Glazier and Terry Moore were opposed. The motion passed.

Recreation Center Sign:

- The Board reviewed the signs submitted by Chris Glazier. The Board agreed on design. Graham Management will contact some of the companies provided by Mr. Glazier for an estimate.

MANAGEMENT REPORT

Homeowner Requests:

- The Board denied a homeowner request to refund late fees, interest and attorneys fees (WO42032)

Proposals & Fite Damage:

- A motion to approve irrigation repairs and repairs along Fite as proposed by Western Horticultural Services was made by Terry Moore, seconded by Wes Boyer and passed.

Homeowner Letter: The Board discussed a letter proposed by Mr. Glazier. A motion to have Graham Management adjust the letter and put on the next agenda for discussion was made by Dawne Bulpitt, seconded by Terry Moore. Wes Boyer, Matt Cline and Yolanda Robinson agreed. Chris Glazier was opposed. The motion passed.

NEXT MEETING DATE

The next meeting date will be October 20, 2014 at 6:30 pm at ServPro in Pearland.

ADJOURNMENT

There being no further business to discuss, the Board meeting was adjourned at 8:48 pm.