

**MINUTES OF A MEETING OF THE BOARD OF DIRECTORS OF THE WEST
OAKS HOMEOWNERS ASSOCIATION HELD ON JULY 20, 2015 AT 6:30 PM
AT IGUANAS RANA CANTINA, 6200 BROADWAY STREET, PEARLAND,
TEXAS 77584**

BOARD OF DIRECTORS PRESENT

Matt Cline
Chris Glazier
Tim Gordon
Robin Mathiason

DIRECTORS ABSENT

Terence Moore
Yolanda Robinson
Wesley Boyer

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

12 homeowners were in attendance.

- Homeowners in attendance were informed that ARC changes were going to be discussed by the Board via a Facebook post. Tim Gordon explained that the changes were just being presented and reviewed for the first time and that a process would be followed. No decisions would be made at the meeting on any final changes.
- Sidewalks were discussed and whose responsibility it is to repair them. A homeowner advised that she spoke with the City of Pearland and the city claimed responsibility to repair. Graham Management will confirm this with the City of Pearland.

APPROVAL OF MINUTES

The minutes from the June 2015 meeting were reviewed. A motion to approve the minutes of the previous meeting was made by Matt Cline, seconded by Robin Mathiason and passed.

FINANCIALS

Month Ending June 2015 – the Board reviewed the financial reports. A motion to approve the financial report was made by Matt Cline, seconded by Chris Glazier and passed.

- Kristi Cole reported that the 2015 assessments are 99% collected.
- Joe Stoller presented the 2014 Audit. A motion to approve the 2014 Audit was made by Matt Cline, seconded by Robin Mathiason and passed.
- Joe Stoller will pay the tax penalty associated with the late filing of the 2014 Taxes.
- WO1A0230-A motion to deny a homeowner's request to lower monthly payments agreed to in a prior request was made by Tim Gordon, seconded by Matt Cline and agreed.

- A motion to give Graham Management authority to waive soft costs only, no hard costs, was made by Chris Glazier, seconded by Tim Gordon and passed.

LEGAL REPORT

The Board reviewed and discussed the legal report.

- 7 collection accounts were closed since the last report
- 3 DRV accounts were closed since last report
- 5 accounts were discussed that have breached payment plans. The Board unanimously voted to escalate these accounts with the attorney.

DEED RESTRICTION REPORT

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

- The following was reported and will be followed up on next inspection:
 - Bushes at the entrance of 518 are dying. Graham will contact the landscaping company.
 - The fountain at the entrance of 518 & West Oaks may have a timer issue. Graham will contact McKenna to inspect and advise.

NEW BUSINESS

ARC-Mr. Glazier presented a highlighted version of the ARC revisions that he has been working on. Discussion ensued in regards to the ARC revisions and the Facebook posting of the proposed revisions.

Mr. Glazier advised that Mr. Moore placed the revisions on Facebook against the advice of Mr. Glazier. Mr. Gordon asked that Graham Management seek the advice of legal counsel as to the legal recourse for this posting that was not approved by the Board.

Mr. Gordon asked Graham Management to contact Mr. Moore and get the password to log into the Facebook page so that all board members could have access.

Mr. Gordon asked Graham Management to ask Mr. Moore to remove the Facebook post in regards to the ARC revisions.

A motion to remove Terry Moore from the Board due to his absences was made by Matt Cline. There was no second. Discussion ensued. The Board asked Graham Management to seek a legal opinion on this matter.

OLD BUSINESS

None.

MANAGEMENT REPORT

Landscape report:

- The neighborhood is currently on a weekly Friday service schedule.
- The trails have been sprayed with weed control first week of July and then there was a rain event. The trails were re-sprayed on July 14 and the results will be

visible this weekend and continue for two weeks. The crew will remove dead weeds during maintenance visits.

- Irrigation inspection was completed on July 14, 2015 and a proposal for repairs was submitted.
 - A motion to accept the proposal for irrigation repairs in the amount of \$826.88 was made by Matt Cline, seconded by Robin Mathiason and passed.
- Seasonal flowers are blooming and will be pinched lower during the week of July 20-24 so that the signage at each entrance is not covered.
- Ants are treated weekly during maintenance visit and will be concentrated around the pool and picnic area at the pool.

Trails:

- D&C Contracting submitted a proposal for 6,600 linear feet of 4' wide sidewalk at a cost of \$198,000.
- Houston Paving submitted a proposal for 6,600 linear feet of 4' wide sidewalk at a cost of \$183,450. And 5' wide sidewalk at a cost of \$226,900.
- The Board tabled for further review. Graham will seek another proposal from Brooks Concrete.

Holiday Decorations:

- The board voted unanimously to accept the proposal from Interior Green at a cost of \$12,800.

Pool Lights:

- The board voted unanimously to accept the proposal from GHPM to replace two lights for \$1,000.

No Parking Signs:

- No parking signs are faded along Old Oaks Blvd in front of the pipeline easement area. The board decided not to replace those signs as the parking isn't an issue since the baseball backstops were removed.

City of Pearland:

- Graham Management is meeting with City of Pearland in regards to the damaged irrigation along the easement.

Easement Clean Up:

- Graham Management has been in contact with the pipeline company and the area is scheduled to be cleaned and leveled by August 15, 2015.

Proposal request:

- Graham Management will get a proposal to have signs printed to put up on 4th of July and New Years that say: Fireworks are prohibited by City Ordinance.

NEXT MEETING DATE

The next meeting date will be August 17, 2015 at 6:30 pm at Iguana Ranas.

ADJOURNMENT

There being no further business to discuss, the Board meeting was adjourned at 8:41 pm.