

MINUTES OF A MEETING OF THE BOARD OF THE WEST OAKS HOMEOWNERS ASSOCIATION HELD ON MARCH 4, 2013 AT 6:30 AT SANTA BARBARA CAFÉ , LOCATED IN PEARLAND, TX 77581.

BOARD DIRECTORS PRESENT

Mitchell Sykes
Wesley Boyer
Matt Cline
Yolanda Robinson
Mike Chance

DIRECTORS ABSENT

Saint Sepulveda
Chris Glazier

IN ATTENDANCE

Tracy Graham, the managing agent was in attendance. The meeting was called to order at 6:30pm.

HOMEOWNER FORUM

Melissa Moore attended to discuss the flowing issues: Chris Glazier being removed from the Board, her request to review Association records, the cost of meals, and drainage issues.

APPROVAL OF MINUTES

The minutes from the previous meeting were approved.

FINANCIAL REPORT

Month Ending February 2013 – The Board reviewed and approved the financial reports. Tracy Graham reported that 187 late letters had been mailed to owners who have not paid his or her 2013 assessments.

LEGAL REPORT

The Board reviewed the discussed legal reports. It was agreed that once the certified letters for the 2013 past due expire, owners who owe two years will be referred to the attorney for legal enforcement. Specific actions were discussed and will be taken on accounts.

MANAGEMENT REPORT

The website issues were discussed. Saint Sepulveda requested the new password so the website could be updated.

Wes Boyer reported that the MUD would probably ask for \$10K in contributions to repair the ponds. The Board agreed to pay the amount if requested by the MUD.

The Board reviewed the letters from homeowners and made decisions on each request received. Additional bids will be obtained to remove the bricks form the backs of the homes in the neighborhood. The board voted not to trim trees in people's back yards as was requested.

The Board approved a bid to repair the fountain at the entrance.

The Board approved the bid to install a shade structure at the pool.

The Board approved the bid for monument sign renovations.

Tracy Graham will obtain additional bids for the peeling paint on the roof of the pool house.

Bids were presented for landscape bed renovations. Additional bids will be obtained. Tracy Graham will contact Western Horticulture about the trail becoming overgrown.

Matt Cline will gather prices for repairs to the bridge on Old Oaks.
Additional plans will be obtained for the park area.

ADDITIONAL BUSINESS

The Board voted to amend the By-Laws as is allowed with the new laws to reduce the requirement for a quorum so the Association can hold elections each year at the annual meetings. The amendment will be drawn up and presented for signature at the next meeting.

NEXT MEETING DATE

The next meeting of the Board of Directors will be held on April 1, 2013 at 6:30.

ADJOURNMENT

There being no further business to discuss, the Board meeting was adjourned at 8:45pm.

DATE

APPROVED