

**MINUTES OF A MEETING OF THE BOARD OF DIRECTORS OF THE WEST  
OAKS HOMEOWNERS ASSOCIATION HELD ON OCTOBER 15, 2018 AT 6:30  
PM AT 4141 BAILEY ROAD, PEARLAND, TEXAS 77584**

**BOARD OF DIRECTORS PRESENT**

Tim Gordon  
Robin Mathiason  
Jan Naughton  
Andy Rathbun

**DIRECTORS ABSENT**

Matt Cline  
Mitchell Sykes  
Wes Boyer

**IN ATTENDANCE**

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

**FINANCIALS**

Month Ending September 30, 2018 – the Board reviewed the financial reports. A motion to approve the financial report was made and passed unanimously.

- Total operating funds are \$325,880.08. Total reserves are \$542,395.52. Total cash disbursements were \$18,686.07. The project fund account has \$46,140.42.
- The quarterly financials will be downloaded on the website.
- The association is 98% collected for 2018 assessments.

**LEGAL REPORT**

The Board reviewed and discussed the legal report from Holt & Young and Melisa Jordan. A motion to approve and accept the legal reports was made and passed unanimously.

- WO40102-A motion to file a lien was unanimously approved.

**DEED RESTRICTION REPORT**

The Board reviewed and discussed the deed restriction report. A motion to approve and accept the legal report was made and passed unanimously.

*Open Session was convened at 7:08 pm-a recap of executive session was given.*

**APPROVAL OF MINUTES**

The minutes from the September 2018 meeting were reviewed. A motion to approve the minutes of the previous meeting was made and passed unanimously. Management will have minutes downloaded to the website.

**NEW BUSINESS**

None.

**OLD BUSINESS**

Actions Taken Outside a Meeting:

- Fence replacement/Entrance-Texas Fence was awarded the contract to replace the fencing at the entrance for \$16,088.05.
- Fence replacement/Pool-Texas Fence was awarded the contract to replace the fencing at the pool for \$18,762.85.
- Fence replacement/Concrete by Dad's Club-The proposal from Fencecrete was chosen to replace the fence bordering the Dad's Club property. Management will ask them to add fencing to the project to close up the area and advise the board. The board chose Rockstyle in the color Yosemite Brown.

### **MANAGEMENT REPORT**

- Homeowner letter-The board reviewed and discussed a letter regarding signs for no motor vehicles on the trails. Graham Management will pursue with the City of Pearland.
- Board member attendance/voting-Graham Management asked that the board read and respond to emails.
- General Repairs at pool-Graham will get proposals for the following:
  - Replace fans
  - Urinal Repair
  - Shower repair
  - Water fountain repair
  - Lifeguard stand repair
  - General repairs.
- Management will contact pool company to verify when the pool furniture will be stored away.
  - Mr. Grier advised that the general cleanliness of the lifeguards needs to be addressed. Management will inform Poseidon.

### **EVENTS COMMITTEE**

- Mr. Grier discussed the items the committee is purchasing. Graham will have a check to Craft Ex in the amount of \$3,952.20 for supplies needed to create the decorations. Graham will also enclose a tax exempt certificate for the purchase.
- Mr. Grier will purchase the lights and submit receipts for reimbursement.

### **ADDITIONAL BUSINESS:**

None.

### **HOMEOWNER FORUM**

Pat & Andy Dietrich, Kimberly Rathbun and Damon Grier were in attendance.

- Mr. Dietrich asked for some clarifications on the budget.
- Mrs. Rathbun discussed concerns about ducks in the community.

### **NEXT MEETING DATE**

The next meeting date is November 19, 2018.

### **ADJOURNMENT**

There being no further business to discuss, a motion to adjourn at was made at 7:43 pm

and unanimously approved.