

MINUTES OF A MEETING OF THE BOARD OF DIRECTORS OF THE WEST OAKS HOMEOWNERS ASSOCIATION HELD ON AUGUST 18, 2014 AT 6:30 PM AT SERVPRO, 2533 ROY RD, PEARLAND, TEXAS 77581

BOARD OF DIRECTORS PRESENT

Matt Cline
Yolanda Robinson
Chris Glazier
Yolanda Robinson
Tim Gordon
Terrence Moore

DIRECTORS ABSENT

Dawne Bulpitt

IN ATTENDANCE

Kristi Cole and Tracy Graham 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.

GUESTS

Brian Zelensky from Greater Houston Pool Management attended at the request of the Board. The Board advised that they are not happy with the services being provided. The Board thinks the cost of repairs and necessary items are too high. Mr. Zelensky informed the Board that it is their prerogative to seek other proposals. The Board discussed future options. Mr. Moore suggested that the issue be tabled for a vote at a later date.

APPROVAL OF MINUTES

A motion to approve the minutes of the previous meeting was made by Wesley Boyer, seconded by Tim Gordon and passed.

FINANCIALS

Month Ending July 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 Wes Boyer, seconded by Yolanda Robinson and passed.

Mr. Glazier reviewed the pool management contract and advised the amount of repairs/equipment that Greater Houston could bill the association for is \$200, not \$500 as Graham Management had originally advised.

A motion for the Board to review all payments to Greater Houston Pool Management was made by Wesley Boyer, seconded by Tim Gordon and passed.

The Board received a preliminary copy of the 2015 Budget for review.

Mr. Glazier asked Graham Management to look into the deficits showing for pool building maintenance, pool contract and legal line items and report back to the Board.

LEGAL REPORT

The Board reviewed the legal report. A motion to accept the legal report as presented was made by Wes Boyer, seconded by Chris Glazier and passed.

DEED RESTRICTION REPORT

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

NEW BUSINESS

Trails-Graham Management reported that weeds were being pulled by Western as well as using Round Up for weed management. Tracy Graham did a thorough trail inspection and advised that they are in good condition with the exception of the trails along Harkey. Discussion ensued about sidewalks, asphalt, crushed granite and lighting.

Graham Management- A motion to investigate an alternative management company was made by Terry Moore. A discussion was conducted. The motion was seconded by Chris Glazier. Wes Boyer, Tim Gordon, Matt Cline and Yolanda Robinson were opposed. The motion was not passed.

A motion to send the current management agreement to an attorney to review was made by Terry Moore. A discussion was conducted. The motion was seconded by Chris Glazier. Wes Boyer, Tim Gordon, Matt Cline and Yolanda Robinson were opposed. The motion was not passed.

OLD BUSINESS

Sign at Pool-The Board will research alternative signage to replace the current signage at the pool. Graham Management will provide proposals based on those choices.

MANAGEMENT REPORT

Trails-The trails have been treated for weeds and the landscaping company is hand pulling weeds throughout the trails.

Fencing-Graham Management is acquiring proposals to replace the endcaps on the monuments as needed.

Irrigation leak-An irrigation leak in the common area was repaired by the landscaping company.

Deed Restricted Community Signs-The Board voted unanimously to remove the signs from the community entrances.

Playground-Children playing in the playground equipment were trying to start a fire but were chased off by some adults at the pool. McKenna Construction inspected the playground equipment for damage and reported that no damage was incurred.

Website-Graham Management will put a link on the website for Back to School.

Holiday Decorations-There was a discussion about the need to upgrade the GFCI's throughout the community.

The Board wants a discussion on lifeguards versus no lifeguards at the annual meeting.

A motion to lower the annual assessments to \$350 per year was made by Wes Boyer, seconded by Matt Cline. Yolanda Robinson, Chris Glazier and Terry Moore opposed. The motion was not passed.

NEXT MEETING DATE

The next meeting date will be September 15, 2014 at 6:30 pm at ServPro in Pearland.

ADJOURNMENT

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