

**MINUTES OF A MEETING OF THE BOARD OF DIRECTORS OF THE WEST OAKS HOMEOWNERS ASSOCIATION HELD ON MARCH 17, 2014 AT 6:30 PM AT SERVPRO, 2533 ROY RD, PEARLAND, TEXAS 77581**

**BOARD OF DIRECTORS PRESENT**

Wesley Boyer  
Tim Gordon  
Matt Cline  
Chris Glazier  
Yolanda Robinson

**DIRECTORS ABSENT**

Dawne Bulpitt  
Terrence Moore

**IN ATTENDANCE**

Tracy Graham and Kristi Cole from Graham Management was in attendance. The meeting was called to order at 6:38 pm.

**HOMEOWNER FORUM**

No homeowners addressed the board.

**APPROVAL OF MINUTES**

The minutes from the previous meeting were approved.

**FINANCIAL REPORT**

Month Ending February 2014 – the Board reviewed the financial reports and voted to accept them.

Tracy Graham reported that the 2014 assessments are 87% collected.

The Board accepted a proposal for a 2014 Audit to be prepared.

Chris Glazier requested questioned two charges and a payment plan. Ms. Graham will check into these two items and report back.

**LEGAL REPORT**

The board reviewed the legal reports. The legal report was accepted.

**DEED RESTRICTION REPORT**

The board reviewed the deed restriction report. The report was accepted.

**NEW BUSINESS**

Website – The Board discussed posting on the website, including the blog. The Board agreed that no personal property would be featured on the website and that no content will be posted without the approval of the Board.

Owner Requests – The board reviewed and discussed 9 owner requests for fee waivers and 1 payment plan. Two requests for fee waivers were denied. Seven requests for fee waivers were approved. The payment plan was approved. The board also reviewed a request to have cars towed from the pool parking lot during the Dad's Club opening

weekends. While the board understands the frustration of the homeowner, the event is a once a year inconvenience and will not enforce towing during this event.

### **OLD BUSINESS**

Meeting Date Change –It was decided that the new monthly meeting date would be the 3rd Monday of each month at ServPro located at 2533 Roy Road.

Solar Lamps –Installation of solar lamps and pricing was discussed. Chris Glazier asked for clarification on the pricing. The management company will contact Outdoor Solar Store and confirm the pricing, installation method and possible locations of like lamps that could be viewed and will update the board at the next meeting.

Ceiling Fan Bids-Proposals were reviewed for the removal of old fans and installation of new fans at the pool. A vote was taken and the board members decided unanimously to accept the proposal from D&C Contractors.

Gate Bids-Proposals were reviewed for the removal and replacement of front entrance gate and back service gate with wrought iron gates and steel posts. A vote was taken and the board members decided unanimously to accept the proposal from Griffin Fence provided that the management company clarifies that the bid does include steel posts.

Security Cameras – Matt Cline informed the board that the camera port is being programmed. He will update the board at the next meeting.

Chris Glazier presented a list of recommendations for the Board.

### **MANAGEMENT REPORT**

New Locks at Pool – The board discussed re-keying the existing locks versus replacing them. The board voted unanimously to replace all existing locks.

Easement – The board voted unanimously to accept the offer of \$1,000 for the City of Pearland water easement.

Entrance Light Poles – The board discussed the different shades of light that emanate from the entrance lights. The board decided that the management company will have all the bulbs replaced with the same wattage bulbs to determine if the wattage of the bulb is the issue.

Chris Glazier brought forth the following issues for discussion:

Damaged Curb at pool – The management company will provide bids for repair at the next board meeting.

Backstop across from pool-The board discussed repairing versus replacing. The board decided the management company will provide bids at the next board meeting.

Standing water near the north entrance monument-Tracy Graham explained that an irrigation leak was repaired at that location.

Weeds on the walking trail-The management company will contact the landscapers in regards to removing the weeds.

Meeting Location – a discussion of the board was conducted in regards to the location. Matt Cline proposed meeting at a company called Serve Pro. He indicated he would send the address to the Board members and the board members decided that they would vote via email as to whether or not they would hold the April meeting there.

**NEXT MEETING DATE**

The next meeting date will be April 21, 2014 at 6:30 pm at ServPro in Pearland.

**ADJOURNMENT**

There being no further business to discuss, the Board meeting was adjourned at 8:13 pm.

---

**DATE**

---

**APPROVED**