

**MINUTES OF A MEETING OF THE BOARD OF DIRECTORS OF THE WEST
OAKS HOMEOWNERS ASSOCIATION HELD ON SEPTEMBER 19, 2016 AT
6:30 PM AT IGUANAS RANA CANTINA, 6200 BROADWAY STREET,
PEARLAND, TEXAS 77584**

BOARD OF DIRECTORS PRESENT

Yolanda Robinson
Mitchell Sykes
Tim Gordon
Robin Mathiason
Wesley Boyer

DIRECTORS ABSENT

Terence Moore
Matt Cline

IN ATTENDANCE

Kristi Cole from Graham Management was in attendance. The meeting was called to order at 6:34 pm. Kristi Cole took the meeting minutes.

APPROVAL OF MINUTES

The minutes from the August 2016 meeting were reviewed. A motion to approve the minutes of the previous meeting was made passed unanimously.

FINANCIALS

Month Ending August 2016 – the Board reviewed the financial reports. A motion to approve the financial report was made and passed unanimously.

- Kristi Cole reported that the 2016 assessments are 98% collected.
- Total operating funds are \$268,423.14. Total reserves are \$436,018.05. Total cash disbursements was \$17,218.75
- On budget or under budget in all line items.
- The 2017 Budget was discussed. A motion to reduce the yearly assessment to \$400 was made by Wesley Boyer and seconded by Robin Mathiason. Tim Gordon and Mitchell Sykes agreed. Yolanda Robinson dissented. The motion passed and the 2017 budget was approved.

LEGAL REPORT

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

- WO20220-Authorization for Foreclosure was approved unanimously.
- WO40126-Authorization for Foreclosure was approved unanimously.
- WO10105-Authorization for Foreclosure was approved unanimously.
- WO20411-Authorization for Foreclosure was approved unanimously.

DEED RESTRICTION REPORT

The Board reviewed and discussed the deed restriction report. A motion to approve the report as presented was made and approved unanimously.

- A motion to have Graham Management review tree removals that are submitted for ARC approval and grant variances on a case by case basis was made by Tim Gordon, seconded by Wes Boyer and unanimously approved. Graham Management will discuss all variances with the board at monthly meetings.

HOMEOWNER FORUM

- There was discussion regarding sending notices to the entire community about power washing the driveways. Chris Glazier thinks this is an issue that should be addressed and not just in a letter to the community.
- There was a suggestion for a NNO function. Graham Management confirmed there was enough money in the Social Events budget for a function. A plan and approximate costs will be submitted to the management company so that the board can review.
- A homeowner suggested a refrigerator be purchased for the lifeguards at the pool.
- A suggestion to have the management company hand out pool tags prior to pool opening was discussed.

NEW BUSINESS

None.

OLD BUSINESS

- Actions Taken Outside of Meeting-None

MANAGEMENT REPORT

- Attorney proposals were presented to the board. The board will review each proposal and discuss at the October meeting.
- Graham is obtaining proposals for bird abatement in community.
- Playground proposals for the end of the cul-de-sac at English Oaks were submitted for consideration.
- The bathroom renovation project will be added to the October agenda.
- Email communications will resume as long as there are no insulting emails that are exchanged.
- Western Landscaping is apply herbicides to the trails.
- DRV/No soliciting sign proposal was reviewed. Graham will inquire if there are any discounts for multiple signs.
- A proposal for geocaching in the community was denied. The board and homeowners in attendance were concerned about extra traffic in the community.

ADDITIONAL BUSINESS:

None.

NEXT MEETING DATE

The next proposed meeting date is October 17, 2016 at 6:30 pm at a location to be determined.

ADJOURNMENT

There being no further business to discuss, a motion to adjourn at 8:05 pm was made unanimously approved.