

**MINUTES OF A MEETING OF THE BOARD OF DIRECTORS OF THE WEST
OAKS HOMEOWNERS ASSOCIATION HELD ON MAY 24, 2016 AT 6:30 PM
AT IGUANAS RANA CANTINA, 6200 BROADWAY STREET, PEARLAND,
TEXAS 77584**

BOARD OF DIRECTORS PRESENT

Wesley Boyer
Matt Cline
Mitchell Sykes
Yolanda Robinson
Robin Mathiason
Tim Gordon

DIRECTORS ABSENT

Terence Moore

IN ATTENDANCE

Kristi Cole from Graham Management was in attendance. The meeting was called to order at 6:32 pm. Kristi Cole took the meeting minutes.

APPROVAL OF MINUTES

The minutes from the March 2016 meeting were reviewed. A motion to approve the minutes of the previous meeting was made by Tim Gordon, seconded by Wesley Boyer and passed unanimously.

FINANCIALS

Month Ending April 2016 – the Board reviewed the financial reports. A motion to approve the financial report was made by Wesley Boyer, seconded by Tim Gordon and passed.

- Kristi Cole reported that the 2016 assessments are 94% collected.
- Total operating funds are \$391,817.40. Total reserves are \$435,804.99.
- On budget or under budget in all line items.
- All outstanding accounts have been turned over to the attorney for collection.
- A motion to approve the 2015 audit was made by Matt Cline, seconded by Wesley Boyer and passed unanimously.
- WO1A0230-A motion to approve a \$300 per month payment plan provided that the homeowner pay the 2017 assessments on time, correct the outstanding DRV within 60 days and if the payment plan is defaulted on, legal proceedings will be reinstated was made by Tim Gordon, seconded by Robin Mathiason and passed unanimously.

LEGAL REPORT

The Board reviewed and discussed the legal report. A motion to approve and accept the legal report was made by Yolanda Robinson, seconded by Wesley Boyer and passed unanimously.

- WO20101-A motion to approve the Authorization to Foreclose was made by Wesley Boyer, seconded by Yolanda Robinson and unanimously approved.

DEED RESTRICTION REPORT

The Board reviewed and discussed the deed restriction report. A motion to approve and accept the report as presented was made by Matt Cline, seconded by Robin Mathiason and approved.

- WO20108-A motion to send to the attorney for a DRV violation was made by Matt Cline and seconded by Tim Gordon. Yolanda Robinson and Wesley Boyer approved. Mitchell Sykes and Robin Mathiason were against. The motion passed.
- WO1B0301-A motion to send to the attorney for DRV violations was made by Matt Cline, seconded by Tim Gordon and passed unanimously.
- WO1A0103-DRV to attorney was tabled until the next meeting.

HOMEOWNER FORUM

Chris Glazier & Monte Peterson were in attendance.

NEW BUSINESS

None.

OLD BUSINESS

None.

MANAGEMENT REPORT

- Light repairs and replacements were done at the pool parking lot.
- A damaged light fixture on Old Oaks Boulevard has been ordered and will be replaced when it comes in.
- The fountain has been repaired and is in good working order.
- The missing sign on Adella Court has been reported to the City of Pearland. The city has reported that the sign has been ordered and will be installed when it is completed.
- Trail Proposals: One proposal has been received. Graham Management is working on two more and will present to the board at the next meeting.
- The board unanimously voted to replace the duck crossing sign on West Oaks Boulevard.
- Mr. Peterson advised that the trails had a lot of weeds. Graham advised that the rain has prohibited the landscaping company from spraying the area. Graham will discuss with landscaping company.
- Graham advised that the insurance policies have been renewed.
- Protection One was called to make a service call for a dead hard drive. Matt Cline met with them. They advised Mr. Cline that the panel needed to be replaced and they would submit a proposal to Graham Management.
- Graham Management will call Protection One to find out what their monthly service entails and report back to the board.

- Pool season started the first weekend in May. Mitchell Sykes asked that Graham Management get proposals to refurbish the bathrooms.
- Graham Management will call McKenna Construction to repair the broken pickets by the Dad's field.
- Wesley Boyer asked that the board and management inspect the tree trimming done by Terry's and discuss with the landscaping company.

ADDITIONAL BUSINESS:

None.

NEXT MEETING DATE

The next proposed meeting date is June 20, 2016 at 6:30 pm at Iguana Ranas.

ADJOURNMENT

There being no further business to discuss, a motion to adjourn at 7:46 pm was made by Yolanda Robinson, seconded by Tim Gordon and unanimously approved.