

**MINUTES OF A MONTHLY MEETING OF THE WEST OAKS HOMEOWNERS  
ASSOCIATION HELD ON JULY 15, 2019 AT PEARLAND RECREATION CENTER- ZONE  
ROOM, 4141 BAILEY RD, PEARLAND, TX**

**BOARD DIRECTORS PRESENT**

Jan Naughton  
Andy Rathbun  
Robin Mathiason  
Andy Dietrich  
Wesley Boyer  
Tim Gordon

**DIRECTORS ABSENT**

Mitchell Sykes

**IN ATTENDENCE**

Kristi Cole of Graham Management was present and took meeting minutes. Kimberly Rathbun and Pat Dietrich were also in attendance.

*Executive session began at 6:30pm.*

*Open Session was convened at 7:10pm.*

*Board voted on items under Financials, Legal Report, Deed Restriction Report, and ARC in Open Session.*

**GUEST SPEAKERS**

Western Horticulture-Daniel:

- Daniel apologized for the damage done to the trails and had his crews repair the damage.
- Management discussed concerns with the general condition of the property. Management asked that the supervisor be more proactive in submitting proposals and reports on replacement plants and projects in the community.
- A board member advised that he witnessed mowers without the safety bar in place. Daniel will discuss at their safety meeting.

**FINANCIALS**

- Month ending June 30, 2019 was reviewed and approved.
- Total operating funds are \$391,841.64. Total reserves are \$571,724.63. Total project funds are \$46,389.55. Total cash disbursements are \$30,421.78.
- The association is 96% collected for 2019.

**LEGAL REPORT**

- Legal reports were reviewed for Holt & Young and Melisa Jordan.

**DEED RESTRICTIONS**

Deed restrictions were reviewed and discussed.

- Andy Rathbun made a motion to send letters to all homes that have swings hanging in the front yards. The motion was seconded by Wes Boyer. Andy Dietrich was in favor. Tim Gordon and Robin Mathiason were opposed. Jan Naughton abstained. The motion passed.
- The board unanimously approved the following accounts to be sent to the attorney for compliance of deed restriction violations:
  - WO1B0116-Restain front door
  - WO1B0116-Paint or power wash
  - WO20307-Repair fence/gate

- WO20307-Front walk without approval
- WO42002-Restain front door
- WO30502-Repair or replace fence
- WO1A0117-Paint or power wash

## **MINUTES**

The June 18, 2019 minutes were reviewed and approved with changes.

## **NEW BUSINESS**

Mr. Boyer expressed his dissatisfaction with the fountain not working. Management advised that the GFCI had been changed out and that a meeting was set with a representative from LSI, Highlights Electrical and Mr. Rathbun to seek a solution. Mr. Rathbun invited anyone from the board to attend the meeting. Mr. Boyer asked management to send a copy of the fountain maintenance contract. Mr. Boyer made a motion to remove the fountain and Mr. Gordon seconded. Mr. Rathbun, Mr. Dietrich, Ms. Mathiason and Ms. Naughton abstained from voting because they wanted to explore more options before making the decision to remove.

## **OLD BUSINESS**

Actions Taken Outside a Meeting:

- The board ratified the following:
  - The board unanimously accepted the Enterprise Pipeline offer.
- Annual Meeting-Management will contact schools when the school year begins.
- Concrete Fence-The permit process for Pearland is still in progress. 3 pipeline companies have had to sign off on the new footing plans and that is in process. Fencecrete has been asked if they can start the fence on either side and work towards the middle. A motion to approve a change order for \$7,023.75 was made by Andy Dietrich, seconded by Robin Mathiason and Tim Gordon, Jan Naughton and Andy Rathbun was in favor. Wes Boyer was opposed. The motion passed.

## **MANAGEMENT REPORT**

- Monument proposal: 4D Signworx submitted a proposal. The board asked for a breakdown of the scope of work. Waiting for Brick Restoration to respond to the proposal.
- Mr. Boyer advised that there are brick columns along Harkey that may not have been included in the power wash. He also advised that there are some brick columns along S. Sumac. Management will inspect and advise. \
- TXDOT Temporary right of way-The board reviewed.
- The representation letter for Carlos Taboada (auditor) was signed.
- Highlights Electrical proposal was reviewed. The board will wait until Clinton Electric submits their proposal.

## **HOMEOWNERS FORUM**

Kimberly Rathbun advised that mowers were not careful when mowing around monuments and may be why the stones are being damaged. Management will advise Western.

## **NEXT MEETING DATE**

The next meeting date is August 19, 2019.

## **ADJOURNMENT**

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