

**MINUTES OF A MEETING OF THE BOARD OF THE WEST OAKS HOMEOWNERS ASSOCIATION HELD ON SEPTEMBER 3, 2013 AT 6:30 AT LOS TIOS ON FM 518, IN PEARLAND, TX 77581.**

**BOARD DIRECTORS PRESENT**

Mitchell Sykes  
Wesley Boyer  
Matt Cline  
Yolanda Robinson  
Chris Glazier

**DIRECTORS ABSENT**

Tim Gordon

**IN ATTENDANCE**

Mr. Moore and Tracy Graham, the managing agent, were in attendance. The meeting was called to order at 6:30pm.

**HOMEOWNER FORUM**

Terrance Moore attended to present a letter to the Board. Wes Boyer requested that the letter be forwarded to the attorney and responded to by the attorney.

The Lyon's requested permission to hold a fitness group at West Oaks for the neighborhood. The Board does not endorse the group or the activity but agreed to allow the group to use the common areas on a first-come first-served basis as with all activities.

**APPROVAL OF MINUTES**

The minutes from the previous meeting were approved.

**FINANCIAL REPORT**

Month Ending August 2013 – The Board reviewed and approved the financial reports. The preliminary 2014 budget was reviewed and approved at the same rate. Tracy Graham will check into obtaining a reserve study and inform the Board of the findings.

**LEGAL REPORT**

The Board reviewed the discussed legal reports.

**MANAGEMENT REPORT**

The deed restriction report was reviewed.

It was reported that the fence was repaired where it was blown down. It was reported that the lights along Old Oaks are leaning. Tracy Graham will get repairs made to the light poles.

A suggestion was made to beautify Fite Road with landscaping. Tracy Graham is obtaining bids for a new landscape contractor and will get bids from the new contractor once decided, for the improvements. The existing contractor, Western Horticulture, will be asked for a new bid.

There was discussion about having the wood signs removed. The Board tabled the matter and will review the suggestion at a later date.

It was suggested that the Association obtain a new webmaster. Options for a webmaster were discussed but none chosen. The subject will be revisited at a later date.

Matt Cline reported that he is waiting on bids to repair the bridge.

A bid will be obtained to add concreted to the section on gravel trail along West Oaks. The bid

will be submitted for approval once received.

The Board agreed to meet with James Young from Holt & Young to educate the Board on the bylaws and review and adjust the new bylaws as is determined. The meeting will be September 16<sup>th</sup>.

Chris Glazier suggested changed to the exterior maintenance guidelines. The Board suggested he present the changes at the annual meeting for homeowner input and approval. He will submit the proposal to the board for approval first.

#### **ADDITIONAL BUSINESS**

There was no additional business.

#### **NEXT MEETING DATE**

The next meeting of the Board of Directors will be held on September 16, 2013, at 6:30.

#### **ADJOURNMENT**

There being no further business to discuss, the Board meeting was adjourned at 8:30pm.

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**DATE**

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**APPROVED**