

**MINUTES OF A MEETING OF THE ANNUAL MEETING OF THE WEST OAKS  
HOMEOWNERS ASSOCIATION HELD ON JANUARY 17, 2017, AT 7:00 AT  
CARLESTON ELEMENTARY AT 3010 HARKEY ROAD, PEARLAND, TX 77584**

**BOARD DIRECTORS PRESENT**

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

**DIRECTORS ABSENT**

**IN ATTENDANCE**

Kristi Cole and Adrienne DelGiorno from Graham Management and James Young from Holt & Young, P.C. were in attendance. The meeting was called to order at 7:00 pm. President Mitchell Sykes presided and Kristi Cole assisted in the recording of these minutes.

**CONFIRM A QUORUM**

Mr. Sykes informed the owners present that there was a quorum present.

**APPROVAL OF MINUTES**

The minutes from the 2016 annual meeting were reviewed. A motion to approve the minutes was made, seconded and approved by the membership.

**INTRODUCTION**

Mr. Sykes introduced the board and the Management Company.

**ASSOCIATION BUSINESS**

Mr. Sykes reported the following:

- New signage at the pool.
- Quarterly financials & monthly meeting minutes are being posted on the website ([www.westoakshoa.net](http://www.westoakshoa.net)) under the MEETINGS & DOCUMENTS tab. The minutes for the previous month's meetings are approved monthly and posted within 10 days of the meeting on the website.
- Facebook page-west oakshoa-Please join us there as this is the official page of the West Oaks HOA.
- If you have any questions or concerns please call Graham Management at 713-334-8000.
- The walking trails were re-surfaced with additional crushed granite. There has been some damage to the trails due to 4 wheel drive vehicles. They are not permitted on the trails or within the City of Pearland city limits. Please call the Pearland Police Department if you see or hear anyone riding on the trails.
- Trees were trimmed community wide.
- Power washing of the play area, recreation area, pavilion and pool house.
- Entrance gate to the pool was replaced.
- Pool furniture was replaced.

- Electrical repairs to the posts on entrance at West Oaks and the parking lot at the pool/playground.
- Various irrigation repairs were made community wide.
- The pump was replaced in the fountain at the West Oaks and FM 518 entrance.
- The board is reviewing proposals for bathroom remodels at the pool.
- The board approved re-surfacing the pool and replacing the coping and tile.
- Mr. Moore resigned from the board and Skye Picchiotino was
- REMINDER: You must submit an ARC application before making any exterior modifications to you home. An application is available online at [www.grahammanagementhouston.com](http://www.grahammanagementhouston.com) and on the West Oaks website at westoakshoa.net.

### **FINANCIAL REPORT/2015 BUDGET**

The 2017 budget and annual spreadsheet were presented by Kristi Cole to the owners in attendance. It was reported that there was \$276,015.92 in the operating fund and \$500,896.62 in the reserve funds at the year end. There were general questions and answers about the spreadsheet and 2017 budget. Graham Management will post the reserve study on the website.

### **ELECTION OF DIRECTORS**

There were three positions up for election and the following candidates were running:

- Wes Boyer (incumbent)
- Mitchell Sykes (incumbent)
- Jan Naughton
- Damon Grier was nominated from the floor.

Each candidate spoke briefly to the membership. Ms. Robinson spoke to the membership as an outgoing member of the board. Wes Boyer, Mitchell Sykes and Jan Naughton were elected to the Board.

### **QUESTION AND ANSWER SESSION**

There was a general question and answer session and below are some of the topics that were discussed:

- There were complaints about Greater Houston Pool Management, the lifeguards and the dirty conditions of the pool throughout the swim season. GHPM has been terminated and Poseidon will be the new pool management company.
- The wading pool temperature is too hot. A shade structure was discussed.
- The hedges on Old Oaks Boulevard were discussed.
- Building a clubhouse was discussed. The board will not pursue as a majority of the homeowners present did not want it.
- The picnic tables in the pavilion need to be replaced.
- Motorized vehicles on the trails are causing a lot of damage. They are not allowed in the community. Homeowners were advised to call the police to report them.
- The ducks were discussed at length. The community is heavily divided on the removal of the

ducks. The board will continue to discuss options in future meetings.

- Homeowners were invited to attend monthly meetings and advised they could send their emails to Graham Management to get a monthly reminder of the meetings and the agenda.
- Mr. Glazier claimed that the board approval of the 2017 Budget was in violation of the Texas Property Code. The attorney disagreed and explained that he was interpreting it incorrectly. However, the board agreed that they would post the 2018 Proposed Budget on the website next year.

### **ADJOURNMENT**

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