

**MINUTES OF A MEETING OF THE BOARD OF DIRECTORS OF THE WEST  
OAKS HOMEOWNERS ASSOCIATION HELD ON MAY 15, 2017 AT 6:30 PM  
AT 2845 OCHOA ROAD, PEARLAND, TEXAS 77584**

**BOARD OF DIRECTORS PRESENT**

Jan Naughton  
Mitchell Sykes  
Robin Mathiason  
Matt Cline

**DIRECTORS ABSENT**

Skye Picchiotino  
Wesley Boyer  
Tim Gordon

**IN ATTENDANCE**

Kristi Cole from Graham Management was in attendance. The meeting was called to order at 6:35 pm. Kristi Cole took the meeting minutes.

**HOMEOWNERS PRESENT**

Carolyn Reed  
Dawn Craig

**FINANCIALS**

Month Ending April 2017 – the Board reviewed the financial reports. A motion to approve the financial report was made and passed unanimously.

- Kristi Cole reported that the 2017 assessments are 94% collected.
- Total operating funds are \$375,048.09. Total reserves are \$501,072.93. Total cash disbursements were \$29,916.67. The project fund account has \$109,785.53
- WO1A0220-Request for payment plan was unanimously approved.
- WO20220-Request for payment plan was unanimously approved.
- WO20101-Authorization for foreclosure was unanimously approved.
- WO1A0314-Authorization for foreclosure was unanimously approved.
- WO2A0154-Authorization for foreclosure was unanimously approved.
- WO40216-Settlement offer was unanimously 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.

**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.

- WO2B0225-The board unanimously approved to send to the attorney for failure to Power Wash brick.

### **GUEST SPEAKERS**

Stacey Wagner with Champions Hydro Lawn and Daniel McFadden from Western Landscape attended to apologize for the mowing issues we had in April and early May. They assured the board that the areas would be tended to moving forward.

### **APPROVAL OF MINUTES**

The minutes from the April 2017 meeting were reviewed. A motion to approve the minutes of the previous meeting was made and passed unanimously.

### **HOMEOWNER FORUM**

- There were no items discussed in homeowner forum.

### **NEW BUSINESS**

None.

### **OLD BUSINESS**

Actions Taken Outside a Meeting:

### **MANAGEMENT REPORT**

- The attorney submitted an opinion on tree removal stating that the governing documents give conflicting information. Therefore the board has the right to enforce and interpret the rules regarding tree removal.
- Insurance policies were all renewed for 2017-2018.
- The board unanimously approved moving legal representation to Melisa Jordan.
- The board unanimously approved Melisa Jordan as the attorney of record to file a lawsuit against Greater Houston Pool Management.
- The board unanimously voted to reimburse Dawn Craig \$50 for previous movie night expenses.
- The board unanimously voted to provide \$50 per month for movie night gatherings.
- The board unanimously voted to grant a budget of \$200 for Bingo Night.

### **ADDITIONAL BUSINESS:**

None.

### **NEXT MEETING DATE**

The next proposed meeting date is the annual meeting and is June 19, 2017.

### **ADJOURNMENT**

There being no further business to discuss, a motion to adjourn at 7:30 pm was made and unanimously approved.