

**REGULAR MEETING OF THE BOARD OF DIRECTORS  
OF THE  
GREENGATE PLACE HOMEOWNERS ASSOCIATION**

**EXECUTIVE SESSION**

STATE OF TEXAS:  
COUNTY OF HARRIS:

The Board of Directors of the Greengate Place Homeowners Association met in a regular meeting of the Board of Directors at the Greengate Place Community Center located at 22602 Cypresswood, Spring, Harris County, Texas on Monday, July 27, 2015.

Present: Director Harold Kron  
Director Elizabeth Salinas  
Director Rosie Chavez  
Director Tranquilla Smith

Mr. Kron called the meeting to order and proceeded with reading the email from a homeowner requesting a meeting with the Board. There was then a brief discussion regarding the proposed settlement. After the discussion, the Board agreed to meeting with the homeowner on August 7, 2015 at 10:00 a.m.

The Board next considered the a long standing deed restriction issue of a property in the subdivision. After a brief discussion, Mrs. Smith made the motion to approve the filing of a lawsuit. The motion was seconded by Mr. Kron and carried.

Mr. Kron then reported that he had executed the two Affidavits for on behalf of the Association and return them to Mr. Gainer's office.

Ms. Walleck next reported on the patio extention on Millgate that was disapproved by the Association noting that she has spoken with the owner who was refusing to remove the structure. She went on to advise that Mr. Gainer would be notified to send another letter.

The discussion then turned to several collection issues that needed Board approval. After the Board considered these issues, Ms. Walleck noted

that in the past, the Association had a policy of posting items for foreclosure. The Board agreed to this policy.

Ms. Walleck noted that she would review the collection matters from Mr. Gainer and have them ready for the August 7<sup>th</sup> meeting.

There being no further matters for the Executive Session, the Board adjourned to the General Session.

**REGULAR MEETING OF THE BOARD OF DIRECTORS  
OF THE  
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**GENERAL SESSION**

STATE OF TEXAS:  
COUNTY OF HARRIS:

The Board of Directors of the Greengate Place Homeowners Association met in a regular meeting of the Board of Directors at the Greengate Place Community Center located at 22602 Cypresswood, Spring, Harris County, Texas on Monday, July 27, 2015.

Present: Director Harold Kron  
Director Elizabeth Salinas  
Director Rosie Chavez  
Director Tranquilla Smith

Mr. Kron called the meeting to order at 7:30 p.m. and called for a motion to approve the minutes of the previous meeting of the Board. The motion to approve the minutes was issued by Mrs. Chavez, seconded by Mrs. Smith and carried.

Mr. Kron then recognized Officer Cleary of the Harris County Constable's office who presented the Security report for the Association.

Mr. Kron next recognized Mrs. Kron who reported that the newsletter would be out soon and that the Facebook and Web Sites were up and working.

Mrs. Parrot reported on the Craft Sale advising those present that they had raised \$500.00 with the cost of the sale being \$92.58. She went on to advise that a number of the participants had requested another sale before Christmas. There was a brief discussion with the Board agreeing to sponsor another sale on October 3<sup>rd</sup>.

Mrs. Smith reported that there had been a problem with the air conditioner in the club house and that there had been two rentals during the month.

Mrs. Walleck reported that she and Mrs. Kron had driven the subdivision and issued 219 deed restriction letters.

Mrs. Smith next reported on behalf of the pool noting that the 2 restroom signs had been replaced and the urinal in the mens room was unstopped. She went on to advise that there had been two pool parties, one in the daytime and one in the evening.

The Board then briefly discussed repairing the gap under the wrought iron fence in front of the building. Ms. Walleck agreed to have Mr. Hays look at the problem and make recommendations.

Ms. Walleck presented the financial reports for the Association and briefly updated the Board on the status of the Associations funds.

Under old business, Mrs. Smith reported that the top of the lights had been painted, several ceiling tiles had been replaced, new air conditioning filters had been installed, the fence gate on the tennis courts had been removed, the electrical box was fixed, the microwave was replaced and links had been added to the chains on one of the swings.

Mrs. Smith briefly outlined work to be done in the future along the back fence of the tennis courts and also noted that the Association would be looking at resurfacing the tennis courts.

The following are items to be considered for the Board approval.

1. Reduce the delinquencies by the \$20.00 late fee assessed monthly by PMG. The motion to write off the appropriate amounts was issued by Mrs. Salinas, seconded by Mrs. Smith and carried.
2. Projects in excess of \$1,000.00 or more would require bids for the Association. The motion was issued by Mrs. Smith, seconded by Mrs. Salinas and carried.
3. Emergency repairs could be authorized by Mr. Kron, Mrs. Smith, or Mrs. Salinas. Non-emergency repairs would wait until the Board meetings.

There being no further business for the general session, the meeting adjourned.

