

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

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, January 18, 2016.

Present: Director Harold Kron
Director Tranquilla Smith
Director Kathleen Green
Director Demi Balbuena

Mr. Kron called the meeting to order and reconized Officer Jennings who presented the security report for the Association.

Mr. Kron then called for a motion to approve the minutes of the previous meeting of the Board. There being no corrections, Mrs. Smith made the motion to approve the minutes with Mrs. Green issuing the second. The motion carried.

The meeting then moved to committee reports.

Communications – Mrs. Kron advised she was preparing a newsletter for mailing in the next week.

Events - Mrs. Parrot reported that due to the lack of participation in the past Easter events, she was recommending that the event be cancelled and the monies appropriated for Easter be moved to the Halloween and Christmas functions.

Club Room/Pool – Mrs. Smith reported that the club room was still being used on a very consistent basis and that the Birnam Wood Swim Team will take the old swim team equipment so that that room can be used by the Association.

Restrictions – Mrs. Kron reported that there were 150 active violations being pursued by the Association and that the subdivision continued to improve.

Mrs. Kron next noted that she would like the Board to approve three cash prizes for the winners of the Christmas Lighting Contest. After a brief discussion, the Board agreed.

Ms. Walleck next presented the financial and management reports for the Association.

Legal – Ms. Walleck previously submitted the Legal Status report along with the recommendations for the Board's consideration and the Board reviewed the request. After a brief discussion, Mrs. Green made the motion to proceed as recommended. The motion was seconded by Mrs. Smith and carried.

The meeting then moved to old business.

The Board considered the bid for a cover for the pool area. Ms. Walleck noted that the shade would be installed and remain in place all year long. This particular item would most likely not be covered by insurance but she did ascertain that in the event of damage, only the tarp would need to be replaced.

Mrs. Green issued the motion to proceed with the installation. The motion was seconded by Mrs. Smith and carried.

Mrs. Kron next presented three proposed sets of playground equipment. After reviewing the catalogue, Ms. Walleck is to have the area measured to determine which sets will fit into the area and get the prices of each.

Under new business, Mr. Kron reported that the Annual Meeting was February 23, 2016 at 7:00 p.m. and questioned the Board on seeking a speaker for the meeting. Mr. Kron agreed to find a speaker for the meeting.

The Board next considered offering door prizes for the Annual meeting attendance. After briefly discussing the issue, it was recommended that they limit the drawings to two \$100.00 prizes. The homeowner would

need to be present to win. The motion to approve the drawings was issued by Mr. Balbuena, seconded by Mrs. Smith and carried.

Discussion then turned to the new Open Carry Gun Laws. Mr. Gainer explained the various laws and what the Association needed to do if they did not want guns on their properties. After a lengthy discussion, the Board agreed that concealed carry would not be a problem but they would not want any open carry. Mrs. Smith made the motion to prohibit the open carrying of guns on any Association property. The motion was seconded by Mrs. Green and carried unanimously.

Mr. Kron next advised the Board would take a five minute recess and reconvene for the open forum.

Open Forum

The meeting of January 18, 2016 reconvened with all Board Members, Ms. Walleck and Mr. Gainer still present.

Mr. Kron recognized Mr. Craig Loosemore who addressed the Board concerning the denial of the Architectural Control Application for the storage building on his two properties.

Mr. Gainer responded and explained the denial was based on the size of the building noting that the Association had never approved such a large storage building.

Mr. Loosemore advised he was resubmit an application for two separate storage buildings.

There being no further business for the Association, the meeting adjourned.