

**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, June 27, 2016.

Present: Director Harold Kron
Director Tranquilla Smith
Director Kathleen Green
Director Rosie Chavez
Directory Kenneth Guidry

Also in attendance were Ms. Stella Walleck of Consolidated Management Services, Mr. Michael Gainer, the Association Attorney and Mrs. Melanie Gainer his assistant.

Mr. Kron called the meeting to order and proceeded with the Security report. Cpl. K. Rodriguez presented the security report for the Association and fielded questions from those present.

Mr. Kron then called for a motion to approve the minutes of the previous meeting of the Board. After noting the correction to Mr. Guidry's name, Mrs. Green issued the motion to approve the minutes as amended with Mrs. Smith issuing the second. The motion carried.

The meeting then moved to committee reports.

Mrs. Kron reported on behalf of the Communication Committee noting that the next newsletter would be out sometime the first of September.

Mrs. Parrot reported that there were no events scheduled until October for the Halloween event.

Mrs. Smith reported that there had been numerous problems with the pool this year and briefly covered the problems. She went on to advise that these problems had been covered with the pool company. She next reported that the club room was rented every weekend through July.

Mrs. Kron reported that the last drive through had 204 violations. She also noted that the yard of the month for July had been processed.

Ms. Walleck next presented the financial reports for the Association. After reviewing the report, Mrs. Green made a motion to accept the reports. The motion was seconded by Mrs. Smith and carried.

The Board then reviewed the Legal Report presented by Mr. Gainer's office. After covering the items that required action, Ms. Walleck noted that the Board needed to repost item #5 on Rockgate for foreclosure.

Mrs. Smith made the motion to proceed with the posting. Mrs. Green issued the second and the motion carried.

Mrs. Green then issued a motion to proceed with the other recommended items on the report. Mrs. Chavez issued the second and the motion carried.

The Board next reviewed the proposals for the playground fence. After the review, Mrs. Green made the motion to proceed with the bid for J. C. Hood Ornamental Fence at a cost of \$4,568.00. The motion was seconded by Mr. Guidry and carried.

Mrs. Green then reported on the efforts to get the area around the dumpsters cleaned up. She went on to report that the two carriers who serviced the dumpsters were Republic Waste and Nexus and that they would probably have to build a fence around the dumpsters.

Discussion then turned to the planting of vines along the wrought iron fence between the pool and the shopping center. Mrs. Parrot had agreed to donate the vines that would be fast growing. She also had a saga palm that she was willing to donate to be placed on one of the circular esplanades. The Board agreed and Ms. Walleck is to discuss with Mr. Vann.

The Board next considered major expenditures for the ensuing year

requesting that they would like another shade for the pool. Ms. Walleck noted that the pool was in need of resurfacing and these items would be contingent on the budget.

Mr. Craig Loosemore then presented his appeal to the Board on the denial of his application for the storage buildings, patio and walkways. Mr. Gainer explained that the Association could not have an open ACC Application for months on end and advised that when the permits were received, the Association would move quickly to re-approve the applications.

Mrs. Green made the motion to deny the appeal. The motion was seconded and carried unanimously.

There being no further business, the meeting adjourned.