

**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, August 15, 2016.

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

Also in attendance were Ms. Stella Walleck of Consolidated Management Services.

Mr. Kron called the meeting to order and proceeded with the introduction of directors

Mr. Kron next recognized Officer Garza 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. After a brief review, Mrs. Green made the motion to approve the minutes as presented with Mrs. Smith issuing the second. The motion carried.

The meeting then moved to committee reports.

Mrs. Kron reported that a newsletter would be delivered in two to three weeks.

Mrs. Smith reported on the club house rentals and noted that the rules were being re-written to emphasize "No alcohol" and "No early access".

Mrs. Smith went on to advise that Mr. Kron had cleaned up the trash cans and that there was still a problem with pool clarity

Mrs. Kron reported that the last drive through had 334 violations with 138 being trash cans.

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

The Board then reviewed the Legal Report presented by Mr. Gainer's office. After covering the items that required action, Mrs. Smith made the motion to proceed as recommended with Mrs. Green issuing the second. The motion carried.

Mrs. Smith next reported that the Association had purchased a floor cleaner to have the floors cleaned every three to four months. She also noted that the Association would be refurbishing the gate guard room after the pool closed and would secure bids.

Mrs. Green advised that she had been working with the Environmental Protection people on the Dumpsters that belonged to the shopping center. She reported that they would be breaking out the concrete to clean the grease traps and putting in an additional camera. They were also to have the dumpsters power washed.

The meeting then moved to new business.

Mrs. Smith reported on the lost master key to the facility and advised that it had been rekeyed twice. She went on to advise that the management company would be recovering the payment from the landscaper who lost the original key.

Mr. Kron then recognized Mr. Craig Loosemore who appealed to the Board to reconsider the application for the additional garage on Paradise Gate. Ms. Walleck requested that he resubmit the applications and the Board would take it under advisement.

There being no further business, the meeting adjourned to the Open

Forum.

## **Open Forum**

Mr. Kron recognized the new homeowners who questioned the Board about the deed restriction enforcement. Mr. Norton requested copies of the financials back to January.

Mr. Loosemore requested that the minutes be read out loud at the meeting.

There being no further business, the meeting adjourned.