

**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, October 17, 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, Mrs. Bonnie Parrot, Mrs. Marilyn Kron, and Officers Garza and Gonzales.

Mr. Kron called the meeting to order and proceeded with the Constable Report. Officer Gonzales presented the Security Report for the Association noting the type and number of calls.

Mr. Kron then called for a motion to approve the minutes of the previous meeting. After noting a correction to the minutes, the motion to approve the minutes as amended was issued by Mrs. Green, seconded by Mrs. Smith and carried.

The meeting next moved to committee reports.

**Communications** – Mrs. Kron advised that the newsletter was sent out.

**Club House** – Mrs. Smith reported that the cleaning lady for the club house has agreed to clean the floors every four months for a fee of \$90.00.

**Pool** – Ms. Walleck reported on the problems with the pool and advised that

she was securing bids to replace the current pool company.

**Events** – Mrs. Parrot report on the events that were scheduled for the Halloween Party. She went on to report on the very generous donations made by McDonalds.

**Deed Restrictions** – Mrs. Kron reported that there were 260 violations with 8 fource mows during the month. She went on to advise that the yard of the month was over for the year and that one of the signs was missing.

Ms. Walleck next presented the financial reports for the Association. There being no questions, Mrs. Smith made the motion to accept the reports with Mrs. Green issuing the second. The motion carried.

The Board next reviewed the Legal Status Report sent by Mr. Gainer. After reviewing the report, Mrs. Smith made the motion to proceed with the recommendations. The motion was seconded by Mr. Kron and carried.

Under old business, Ms. Walleck reported that the Guard House had been refurbished at a cost of \$675.00.

Mrs. Green reported on the status of the dumpsters noting that the Health Department had advised that currently they were in compliance.

Ms. Walleck reported that the sprinkler system was now up and running properly and had been checked out by Mr. Hayes.

Ms. Walleck then noted that the pool bids had been ordered and should be ready by the December meeting.

Discussion then turned to the 2017 budget. After fielding several questions, Mrs. Smith questioned the necessity of the pay phone in the pool area. After a brief discussion, the Board agreed to remove the pay phone.

Ms. Walleck noted that the budget could be finalized in the November meeting but noted that the Board needed to set the fees for 2017. Mrs. Green issued a motion to keep the fees at the current level with Mr. Guidry issuing the second. The motion carried.

There being no further business, the meeting adjourned.