

**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, November 28, 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, Mr. Craig Loosemore, and Officers Garza.

Mr. Kron called the meeting to order and proceeded with the motion to approve the minutes of the previous meeting. After reviewing the minutes, Mrs. Smith made the motion to approve the minutes of the previous meeting of the Board. The motion was seconded by Mr. Guidry and carried.

The meeting next moved to committee reports.

Communications – No report.

Club House – Mrs. Smith reported that rentals continued to be steady and that the cleaning lady had cleaned the floors and would be doing so every four months.

The Board next reviewed the recommendations on the Legal Status Report from Mr. Gainer's office. After reviewing the report, Mrs. Green made the motion to proceed as recommended. The motion was seconded by Mrs. Smith and carried.

Under old business, the Board reviewed the pool management bids and agreed to interview the two bidders on December 7th at 2:00 pm and 3:00 pm. Ms. Walleck is to set the appointments.

Mrs. Green reported that the dumpsters were currently in compliance.

Ms. Walleck then noted that the budget had been updated with the changes requested by the Board and requested the Board formally approve the final budget. The motion to approve the budget was issued by Mrs. Smith, seconded by Mrs. Green and carried.

The Board next reviewed an article in the Houston Chronicle regarding a legal case involving the short term leases of properties within deed restricted subdivision.

Mr. Kron next advised that the Board needed to set the date of the Annual Meeting. After reviewing the callendar, the Board agreed on February 21st at 7:00 pm. The regular Board Meeting will be Monday, February 20th.

Ms. Walleck then advised that the landscape bids should be ready by the January meeting. She went on to advise that the Bellgate Court cul-de-sac had three pine trees that were infested with pine bark beetles and were dying. The tree man advised that they could remove them for a cost of \$1,050.00. Mrs. Green made the motion to approve the bid. The motion was seconded by Mrs Chavez and carried.

The Board next heard Mr. Loosemores appeal on the Architectural Control Application for his garages and verbally declined his appeal.

The Board next recognized Officer Garza who presented the security report for the Association.

There being no further business, the meeting adjourned.