

**THE ANNUAL MEETING OF THE HOMEOWNERS  
OF THE  
GREENGATE PLACE HOMEOWNERS ASSOCIATION**

STATE OF TEXAS:  
COUNTY OF HARRIS:

The Homeowners of the Greengate Place Homeowners Association met in the Annual Meeting of the Homeowners/ Regular Meeting of the Board at the Greengate Place Community Center located at 22602 Cypresswood, Spring, Harris County, Texas on Tuesday, February 20, 2024.

Mrs. Smith , President of the Association, called the meeting to order and advised that a quorum of members had been established.

Mrs. Smith next introduced the Officers from Harris County Pct. 4 Constables who answered questions regarding security for the subdivision.

Mrs. Smith then recognized all candidates of the 2024 election and Allison Malandrucolo of Consolidated Management Services.

Mrs. Smith then noted that copies of the prior year's minutes were in the handouts and called for any changes or corrections to the minutes. There being no changes, motions were made and seconded to approve the minutes as presented. The motion carried.

Mrs. Smith next called for any nominations from the floor. There being none, the candidates already in nominations were allowed to address the membership regarding their interest in serving on the board.

While the members present were casting their ballots, Mrs. Malandrucolo presented the financial reports for the Association noting that the February 2023 review as well as the year end 2022 financial statements were included in the handouts.

Mrs. Malandrucolo next presented the financial reports for the Association noting the cash on hand and the monthly expenditures. There being no questions, the reports were accepted as presented.

Mrs. Smith then announced the results of the election of directors noting that Ms. Brenda Gavin and Jennifer McCoughan were elected.

Mr. Taton reminded all present that we do have a facebook page that we put all up coming events and and encouraged all to join.

Ms. Smith advised we now have an pickle ball court as well as a tennis court and the cost for keys are fifteen dollars and there is a timer for the lights for night play.

The Board then asks the management company to contact camera companies to replace cameras at the club house.

Ms. Smith announced tiles at pool was repaired still waiting to fill the crack.

Ms. Smith announced pipes at the pool was replaced and insallated for the winter.

Ms. Smith advised the Easter party would be, April the first and need some voleenteer.

Ms. Smith had a child in the audience draw two names for the two one hundred dollar drawings.

A homeowner would like a notice sent to all residents about putting a sign about not answering the door to soliters. Ms. Smith advised putting on next door to see what the response would be to this idea.

There being no further business, the meeting adjourned.

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

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 Tuesday, February 20, 2024 at 7:00 pm.

Present:

Director Tranquilla Smith  
Director John Taton  
Director Brenda Gavin  
Director Jennifer McCoughan  
Director Blasa Garcia

Also present was Mrs. Allison Malandrucolo of Consolidated Management and few homeowners.

Ms. Smith called the meeting.

Ms. Smith then proceeded with the approval of the minutes of the previous regular meeting of the Board. After a motion duly made and seconded, the minutes were approved.

Sgt. Esparza read the security report and fielded questions.

The Board next reviewed the recommendations from the Legal Status Report. After the review, Ms. Smith issued the motion to proceed with the recommended actions of lawsuits, judgments, pay plans, demand and final demand letters, bankruptcy, accounts to monitor and liens with Mrs. McCoughan issuing the second. The motion carried.

Mrs. Malandrucolo next presented the financial reports for the Association noting the cash on hand and the monthly expenditures. There being no questions, the reports were accepted as presented.

Ms. Smith announced clubhouse is being rented out.

Ms. Smith then announced a new five-year contract with Constellation would be signed for the electric.

The Board advised the generator would be installed in march and a propane tank that would last a week if we lost power so the residents would have a place to come in the event of an outage.

Ms. Smith asked the management company to call about the water leak at the meter in front of the clubhouse.

Ms. Smith once again advised we needed volunteers in order to have an Easter event this year.

There being no further business, the meeting adjourned and moved to the Annual Meeting.

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

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 Tuesday, March 18, 2024 at 7:00 pm.

Present:

Director Tranquilla Smith  
Director Brenda Gavin  
Director Blasa Garcia

Also present was Mrs. Allison Malandrucolo of Consolidated Management and few homeowners.

Ms. Smith called the meeting.

Ms. Smith then proceeded with the approval of the minutes of the previous regular meeting of the Board. After a motion duly made and seconded, the minutes were approved.

Sgt. Esparza could not be at the meeting was on a call.

The Board next reviewed the recommendations from the Legal Status Report. After the review, Ms. Smith issued the motion to proceed with the recommended actions of lawsuits, judgments, pay plans, demand and final demand letters, bankruptcy, accounts to monitor and liens with Mrs. Gavin issuing the second. The motion carried.

Mrs. Malandrucolo next presented the financial reports for the Association noting the cash on hand and the monthly expenditures. There being no questions, the reports were accepted as presented.

Ms. Smith announced clubhouse is being rented out at least once a month.

Ms. Smith then announced four new trees had been planted on the esplanade by the landscape company and would be installing flowers.

Ms. Smith then announced the pool contract was signed with South West Pools and the contract increase by just a little bit.

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The Board asks the management company to contact the pool company about the grout around the tile and life guard stands.

Ms. Smith then announced the generator had been installed and the propane tank would follow next week.

Ms. Smith advised we needed volunteers in order to have an Easter event this year and the event had to be canceled, do to no volunteers.

There being no further business, the meeting adjourned and moved to the Annual Meeting.

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

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 Tuesday, April 15, 2024 at 7:00 pm.

Present:

Director Tranquilla Smith  
Director Brenda Gavin  
Director Blasa Garcia  
Director Jennifer McCoughan

Also present was Mrs. Allison Malandrucolo of Consolidated Management and few homeowners.

Ms. Smith called the meeting.

Ms. Smith then proceeded with the approval of the minutes of the previous regular meeting of the Board. After a motion duly made and seconded, the minutes were approved.

Sgt. Esparza read the security report and fielded questions.

The Board next reviewed the recommendations from the Legal Status Report. After the review, Ms. Smith issued the motion to proceed with the recommended actions of lawsuits, judgments, pay plans, demand and final demand letters, bankruptcy, accounts to monitor and liens with Mrs. Gavin issuing the second. The motion carried.

Mrs. Malandrucolo next presented the financial reports for the Association noting the cash on hand and the monthly expenditures. There being no questions, the reports were accepted as presented.

Ms. Smith announced clubhouse is being rented out and we have two rentals this month.

Ms. Smith then announced the newsletters have gone out and all pool signed up information is included. Ms. Smith advised sign up would be a few weeks before pool opens.

Ms. Smith then announced the generator has been installed so if there is bad weather the clubhouse will be open to residents.

The Board asks the management company to contact the pool company about the grout around the tile and life guard stands. We called Royce at the meeting and he advised he would check on and let us know.

Ms. Smith then announced the generator had been installed and the propane tank would follow next week.

Ms. Smith advised again we needed volunteers in order to have an Easter event this year and the event had to be canceled, due to no volunteers.

Ms. Smith advised that Lone Star college offered all kinds of classes for twenty-five dollars for adults over fifty.

The Board asked the management company to have Mr. Gainer contact the owner of the property behind the park to have it mowed.

The Board approved new construction on Flowergate.

There being no further business, the meeting adjourned.



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

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, May 20, 2024 at 7:00 pm.

Present:

Director Tranquilla Smith  
Director Blasa Garcia  
Director Jennifer McCoughan

Also present was Mrs. Allison Malandrucolo of Consolidated Management and few homeowners.

Ms. Smith called the meeting.

Ms. Smith then proceeded with the approval of the minutes of the previous regular meeting of the Board. After a motion duly made and seconded, the minutes were approved.

Sgt. Esparza read the security report and fielded questions.

The Board next reviewed the recommendations from the Legal Status Report. After the review, Ms. Smith issued the motion to proceed with the recommended actions of lawsuits, judgments, pay plans, demand and final demand letters, bankruptcy, accounts to monitor and liens with Mrs. Mc Cough issuing the second. The motion carried.

Mrs. Malandrucolo next presented the financial reports for the Association noting the cash on hand and the monthly expenditures. There being no questions, the reports were accepted as presented.

Ms. Smith announced clubhouse is being rented out and we have two rentals this month.

Ms. Smith then announced Yard of The Month would begin in June. Ms. Smith asked Ms. Garcia to get with Mrs. Gavin to see if she would help judge.

The Board discussed raising the pay for the gate guards, after a brief discussion, the Board agreed to pay the head guard seventeen an hour and pay the other guards fifteen an hour.

The Board spoke by phone to the pool company about skimmer repairs and when will the life guard stands would be in. Royce said the stands were still on back order but would check on both and let us know.

Ms. Smith then announced the generator has been installed so if there is bad weather the clubhouse will be open to residents.

The Board asks the management company to contact the pool company about the grout around the tile and life guard stands. We called Royce at the meeting and he advised he would check on and let us know.

Ms. Smith then ask the management company to contact Mr. Loggins to check on the bathrooms at the pool.

Ms. Smith advised she would get Mr. Gavin to restripe the parking lot.

The Board approved to remove down trees on a property on Flower Gate Drive and rebill the owner.

The Board agreed to get a hundred-dollar gift card for Mrs. Kron for all of her volunteer work for the association.

Ms. Smith advised the bathrooms at the pool had been power washed.

There being no further business, the meeting adjourned.

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

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 17, 2024 at 7:00 pm.

Present:

Director Tranquilla Smith  
Director Brenda Gavin  
Director Blasa Garcia  
Director Jennifer McCoughan

Also present was Mrs. Allison Malandrucolo of Consolidated Management and few homeowners.

Ms. Smith called the meeting.

Ms. Smith then proceeded with the approval of the minutes of the previous regular meeting of the Board. After a motion duly made and seconded, the minutes were approved.

Sgt. Esparza read the security report and fielded questions.

The Board next reviewed the recommendations from the Legal Status Report. After the review, Ms. Smith issued the motion to proceed with the recommended actions of lawsuits, judgments, pay plans, demand and final demand letters, bankruptcy, accounts to monitor and liens with Mrs. Gavin issuing the second. The motion carried.

Mrs. Malandrucolo next presented the financial reports for the Association noting the cash on hand and the monthly expenditures. There being no questions, the reports were accepted as presented.

Ms. Smith announced clubhouse is being rented out and pool has opened with no major problems.

Ms. Smith stated we would try to have Yard of The Month in July.

The Board asked the management company to get bids again to extend the parking lot.

Ms. Smith then announced the generator has been installed but was having some problems and she would call Arc Electric to check on it.

Ms. Smith then announced the pool company said the new life guard stands will be installed in two weeks.

Ms. Smith advised again we needed volunteers in order to have events.

The Board agreed to have CJ Warren check the clubhouse for a fee after each rental.

Ms. Smith advised that Lone Star college offered all kinds of classes for twenty-five dollars for adults over fifty.

The Board asked the management company to call Mr. Loggins about the toilets and lights at the pool bathrooms.

The Board asked the management company to call the landscape company about the limb hanging over the fence Cypress Wood.

The Board advised the clean up on Cypress Wood will start back up in the Fall, to hot right now.

A homeowner asks how to get pool tags. The Board advised to come to the pool when it is open to get their tags.

A homeowner issued concerns about solicitors not leaving. The Board advised to call the police if they don't leave.

A homeowner asks the Board about asking the county for sidewalks along Treaschwig. The Board advised they have tried and the county will not call back.

A homeowner suggested having raffles to get people at the meetings. Ms. Smith advised they do for the Annual meeting.

There being no further business, the meeting adjourned.

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

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 July 15, 2024 at 7:00 pm.

Present:

Director Tranquilla Smith  
Director Brenda Gavin  
Director Blasa Garcia  
Director John Tatton

Also present was Mrs. Allison Malandrucolo of Consolidated Management and few homeowners.

Ms. Smith called the meeting.

Ms. Smith then proceeded with the approval of the minutes of the previous regular meeting of the Board. After a motion duly made and seconded, the minutes were approved.

John Tatton read the security report and fielded questions.

The Board tabled reviewing the monthly Legal Status Report to next month because of the hurricane cause internet and electric to be out.

Mrs. Malandrucolo next presented the financial reports for the Association noting the cash on hand and the monthly expenditures. There being no questions, the reports were accepted as presented.

Ms. Smith announced clubhouse is being rented out and pool has opened with no major problems.

Ms. Smith announced the new life guard stands had been installed.

Ms. Smith announced the pool company was working on the pool and it is green but safe. A homeowner advise it could be cleaner even without a storm.

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Ms. Smith advised we had up to forty people at a time at the clubhouse during the outage from the hurricane.

The Board agreed to have Loggins Construction to install circuits to the bathrooms at the pool and install hand dryers.

A homeowner issued complaints about the smell in the bathroom. The Board agreed to have it cleaned.

The Board asked the management company to get bids again to extend the parking lot and painting the inside of clubhouse

Ms. Smith then announced the generator has been installed but was having some problems and she would call Arc Electric had made all repairs and it is running good now.

Ms. Smith then announced we would have the broken-down car in front of the pool would be towed.

Ms. Smith advised once again we needed volunteers in order to have events.

A homeowner asked about installing speed bumps. Ms. Smith advised the county would not allow us to install speed bumps.

There being no further business, the meeting adjourned.

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

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 19, 2024 at 7:00 pm.

Present:

Director Tranquilla Smith  
Director Jennifer McCoughan  
Director Blasa Garcia  
Director John Tatton

Also present was Mrs. Allison Malandrucolo of Consolidated Management and few homeowners.

Ms. Smith called the meeting.

Ms. Smith then proceeded with the approval of the minutes of the previous regular meeting of the Board. After a motion duly made and seconded, the minutes were approved.

Sgt. Esparza read the security report and fielded questions.

The Board next reviewed the recommendations from the Legal Status Report. After the review, Ms. Smith issued the motion to proceed with the recommended actions of lawsuits, judgments, pay plans, demand and final demand letters, bankruptcy, accounts to monitor and liens with Mrs. Gavin issuing the second. The motion carried.

Mrs. Malandrucolo next presented the financial reports for the Association noting the cash on hand and the monthly expenditures. There being no questions, the reports were accepted as presented.

Ms. Smith announced clubhouse is being rented out, lot of rentals for August and the pool will close after Labor Day.

Ms. Smith announced no Yard of The Month this month due to the hurricane.

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The Board agreed to have Loggins Construction paint the clubhouse.

The Board agreed to have Elite Custom seal the bathrooms after the pool closes.

The Board agreed to sign the new Law enforcement agreement.

Ms. Smith then announced the Board approved Magnolia Concrete to expand the parking lot at the clubhouse.

Ms. Smith then announced the Board agreed to put a smart tv in the clubhouse. Mr. Taton will purchase and install.

Ms. Smith announced the Board agreed to install a new urinal once the pool closes.

The Board agreed to increase the amount to pay for the cleaning lady Anna Maria.

The Board agreed to install a slide at the pool. Mr. Taton is to look at slides.

There being no further business, the meeting adjourned.



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

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 September 16, 2024 at 7:00 pm.

Present:

Director Tranquilla Smith  
Director Jennifer McCoughan  
Director Blasa Garcia  
Director John Tatton

Also present was Mrs. Allison Malandrucolo of Consolidated Management and few homeowners.

Ms. Smith called the meeting.

Ms. Smith then proceeded with the approval of the minutes of the previous regular meeting of the Board. After a motion duly made and seconded, the minutes were approved.

Sgt. Esparza read the security report and fielded questions.

The Board next reviewed the recommendations from the Legal Status Report. After the review, Ms. Smith issued the motion to proceed with the recommended actions of lawsuits, judgments, pay plans, demand and final demand letters, bankruptcy, accounts to monitor and liens with Mrs. Gavin issuing the second. The motion carried.

Mrs. Malandrucolo next presented the financial reports for the Association noting the cash on hand and the monthly expenditures. There being no questions, the reports were accepted as presented.

Ms. Smith announced clubhouse is being rented out quite a bit.

Ms. Smith announced no Yard of The Month this month due to the hurricane and we will try again next season.

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The Board ask to have Loggins Construction to reset timer again.

The Board announced there will constable, fire truck, food games and prizes for National Night Out, October 1, 2024 and need help.

The Board agreed to have bathrooms sealed and painted once pool was closed.

The Board asked the management company to have Loggins Construction come look at the paint in the club house and correct what is wrong.

Ms. Smith then announced the Board approved Magnolia Concrete to expand the parking lot at the clubhouse and would be stripping next.

The Board asked the management company to have Dawson lock come back out to repair lock on gate again.

Ms. Smith then announced we would be having a Halloween and Christmas Contest and would announce winners.

Ms. Smith announced the Board agreed to look at banks with a better interest rate and move some money there.

The Board agreed to adopt the 2025 budget and keep the same one more year.

There being no further business, the meeting adjourned.

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

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 21, 2024 at 7:00 pm.

Present:

Director Tranquilla Smith  
Director Jennifer McCoughan  
Director John Tatton

Also present was Mrs. Allison Malandrucolo of Consolidated Management and few homeowners.

Ms. Smith called the meeting.

Ms. Smith then proceeded with the approval of the minutes of the previous regular meeting of the Board. After a motion duly made and seconded, the minutes were approved.

Sgt. Esparza read the security report and fielded questions.

The Board next reviewed the recommendations from the Legal Status Report. After the review, Ms. Smith issued the motion to proceed with the recommended actions of lawsuits, judgments, pay plans, demand and final demand letters, bankruptcy, accounts to monitor and liens with Mr. Tatton issuing the second. The motion carried.

Mrs. Malandrucolo next presented the financial reports for the Association noting the cash on hand and the monthly expenditures. There being no questions, the reports were accepted as presented.

Ms. Smith announced clubhouse is being rented out quite a bit.

Ms. Smith then announced the pool was closed till next season.

Ms. Smith said to stop pest control until next year.

Ms. Smith announced that National Night Out was a big success and CJ Warren help a lot and would like to give her a fifty-dollar gift card. The Board agreed.

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Mr. Taton said he would meet with AT&T to run the new line on Friday.

Mrs., Krohn will meet with the Geek Squad on Friday to repair the camera at the pool.

The Board agreed on a slide for the pool and advised they would watch for sales.

The Board said no to a new pay agreement for a home on Walnutgate.

There being no further business, the meeting adjourned.

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

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 18, 2024 at 7:00 pm.

Present:

Director John Tatton  
Director Brenda Gavin  
Director Jennifer McCoughan  
Director Blasa Garcia

Also present was Mrs. Allison Malandrucolo of Consolidated Management and few homeowners.

Mr. Tatton called the meeting.

Mr. Tatton advised that after a long service to the subdivision, Ms. Tranquilla Smith has resigned from the Board.

Mr. Tatton then proceeded with the approval of the minutes of the previous regular meeting of the Board. After a motion duly made and seconded, the minutes were approved.

Sgt. Esparza read the security report and fielded questions.

Mr. Tatton then gave the floor to Andra Bienek and Rodney Gabbard two homeowners that are running for the Board to introduce themselves.

The Board next reviewed the recommendations from the Legal Status Report. After the review, Mr. Tatton issued the motion to proceed with the recommended actions of lawsuits, judgments, pay plans, demand and final demand letters, bankruptcy, accounts to monitor and liens with Mrs. McCoughan issuing the second. The motion carried.

Mrs. Malandrucolo next presented the financial reports for the Association noting the cash on hand and the monthly expenditures. There being no questions, the reports were accepted as presented.

Mr. Tatton announced clubhouse is being rented out quite a bit.

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Mr. Taton announced we are looking into getting a new pool company.

Mr. Taton then announced we are having problems with pool leaks, and need to repair them. Mr. Taton advised he would call another Pool leak detection company.

Mr. Taton advised a slide has been ordered for the pool but freight cost is high. Mrs. McCoughan advised setting up a amazon account in Greengate's name to maybe absorb that cost.

Mr. Taton advised the Christmas party was great, but still need future volunteers.

Mr. Taton advised Christmas light contest was a success and first, second and third place was selected and posted on Facebook.

Mr. Taton announced that the clubhouse window would be replaced on Tuesday.

Mr. Taton announced that Mr. Gainer is waiting to hear back from the County about the curb cut on Bridgegate to see if there is anything we can do.

The Board asked the management company to get with the landscape to have them bag grass clippings and debris.

Sophie Gardner said she would get volunteers for the Christmas party. Mrs. Gavin said she would help with the party.

The Board advised the Christmas Parade would be at noon 12/14/24. Mr. Taton advised he would drive the trailer. He stated the cost to rent the trailer would be about one hundred dollars.

The Board advised only about thirty kids showed up for the Halloween party but all still had a great time.

There being no further business, the meeting adjourned.