

**THE BOARD OF DIRECTORS OF KELLIWOOD PARK HOMEOWNERS ASSOCIATION, INC. HELD THEIR REGULAR BOARD OF DIRECTORS MEETING ON THURSDAY, JANUARY 14, 2010 AT 6:30 P.M. AT CREST MANAGEMENT, 17171 PARK ROW, SUITE 310, HOUSTON, TX 77084.**

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**DIRECTORS PRESENT:** Andrew Pratt, John Richardson, Chuck Kindel, and Liqun Pan  
**ABSENT:** Rafael Cabello

**ALSO PRESENT:** Connie Navarre of Crest Management

**GUEST:** Clark Montgomery, Kelliwood Fund Board Member

**CALL TO ORDER/QUORUM**

The meeting was called to order at 6:45 p.m. by Connie Navarre.

**KELLIWOOD FUND REIMBURSEMENT**

Mr. Clark Montgomery met with the Board to explain how the reimbursement agreement with Kelliwood Fund is broken down to the neighboring communities for funding and their part in what the Association receives in return for the amount paid.

**MINUTES**

The minutes from October 1, 2009 were reviewed. Motion was made, seconded and carried to approve as presented.

**FINANCIALS**

The board reviewed the financials ending December 31, 2009. There was \$63,871.58 cash in the bank and \$15,000.00 in Reserves. Motion was made, seconded and carried to approve as presented.

**WEBSITE**

John Richardson submitted a proposal from Lia Darlach to create a website for the community. The Board went on-line to review an example of her work. Motion was made, seconded and unanimously approved.

**MONUMENT SIGN**

The Board would like Crest to obtain three (3) bids to redo the inset words using the double "O" look of the other Kelliwood communities.

**MONUMENT LANDSCAPING**

The Board tabled this item at this time.

**MONSQUITO RENEWAL CONTRACT**

The Board made motion, seconded and unanimously approved to renew the mosquito contract with Cypress Creek Pest Control.

**BUDGET 2010 – FINALIZE**

The Board reviewed the 2010 budget and made the following changes:

- a) Audit and Tax – lower to \$500.00
- b) Mosquito Pest Control – increase to \$1,000.00

- c) Irrigation Repairs – increase to \$500.00
- d) Website – increase to \$1,000.00

The Board made motion, seconded and unanimously approved.

### **AMENDMENTS TO BY-LAWS**

The Board reviewed the proposed changes from the attorney's office. After some discussion, the Board would like it to be changed to read that a member must be in good standing with the Association, such as paid assessments and no litigations to be a member and that they must be a homeowner to be a Board member. With those changes being made, the Board made motion, seconded and unanimously approved. Crest will have the attorney make the changes to be submitted at the annual meeting in February 2010 for the membership to vote on.

### **ANNUAL MEETING**

The Board would like to see if the school is available on February 23, 2010 for the annual meeting. Crest will check availability and email to the board and give alternate dates if needed. Crest will have annual meeting signs made for the entrance of the community to be put out one week in advance once the meeting date is confirmed.

### **NEWSLETTER**

Andrew Pratt will create a newsletter that Crest will mail with the annual meeting notice.

### **ADJOURN**

There being no further business to come before the Board, motion was made, seconded and carried to adjourn the meeting at 8:45 p.m.

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Date

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John Richardson, Secretary