

# WATERVIEW ESTATES

## Waterview Estates Owners Association, Inc. Board of Directors Meeting Minutes

### Minutes

The Board of Directors (the "Board") of Waterview Estates Owners Association, Inc met in regular session, open to the public, on the 27<sup>th</sup> day of January 2021 at 7:00pm, via virtual/telephonic, and the roll was called of the members of the Board:

Present:

Ms. Alexis Geissler, President  
Mr. Vincent Murphy, Vice President  
Ms. Crystal Kingsbury, Member-at-Large

Also present at the meeting were Mr. Ed Gojara, Ms. Breanna Acevedo, Ms. Fanny Jetton, and Ms. Donna Dickson of Bedrock Association Management, LLC ("Bedrock") along with 2 residents present.

### Quorum

Majority of the Board were present, thus constituting a quorum.

### Minutes

The Board approved the board minutes for the October 19, 2020 meeting. Mr. Murphy motioned to approve, Ms. Kingsbury seconded, all were in favor and motion passed.

### Ratification of decisions made outside of meeting

Ms. Geissler verbally announced the ratifications of decisions made between meetings; Mr. Murphy motioned to approve the ratifications. Ms. Kingsbury seconded, all were in favor and motion passed.

- Account #436-0100-8785 – Approved Garage Sale
- Account #436-0101-4517 – Approved Garage Sale
- Account #436-0101-4504 – Denied Settlement Offer
- Account #436-0101-4232 – Approved Waiver of Interest; Denied Waiver of Other Fees
- Account #436-0100-5856 – Approved Garage Sale
- Account #436-0101-3466 – Approved Sidewalk Reimbursement
- Account #436-0101-0210 – Denied Settlement Offer
- Account #436-0100-6839 – Denied Waiver of Fees
- Account #436-0100-9975 – Denied Wavier of Fees
- Account #436-0101-2959 – Denied Waiver of Fees
- Account #436-0101-0210 – Denied Settlement Offer
- Approved Annual Termite Sentricon Program with Modern Pest Control for \$340.00
- Approved 2021 contract with Cypress Creek Mosquito Control for weekly applications of \$124.00 to begin March 15, 2021
- Approved 2021-2022 Pool and Splashpad Management Contract with Swim Houston Pool Management for \$66,000.00

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## Financial

The Board was presented the financial statements ending on October 31, 2020 and November 30, 2020. Mr. Murphy motioned to approve the financials, Ms. Kingsbury seconded, all were in favor and motion passed.

## New Business

Discuss reopening of the Clubhouse - The board will not be reopening the clubhouse for rentals at this time due to COVID. The board will reevaluate later. Discuss community events - The board has tabled this due to COVID. The board will reevaluate later. Discuss and vote on phase 5 of sidewalk repairs - Ms. Geissler makes motion to approve Mr. Murphy seconded, all in favor and motion passed.

## Executive Session

The Board entered Executive Session at 7:44p. Account #436-0101-4177 Ms. Geissler approves to proceed with Second Final Demand Letter Ms. Kingsbury seconded, all in favor motion passed. Account #436-0101-2344 Ms. Kingsbury makes motion to proceed with Litigation Mr. Murphy seconded, all in favor motion passed. Account #436-0101-3563 Ms. Kingsbury makes motion to proceed with Lawsuit Ms. Geissler seconded, all in favor motion passed. Account #436-0101-4944 Ms. Geissler makes motion to waive interest only Mr. Murphy seconded, all in favor motion passed.

## Adjournment

There being no further business or questions to come before the Board, the meeting adjourned at 8:35p.

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Secretary, Waterview Estates Board of Director