

MINUTES OF A MEETING OF THE BOARD OF DIRECTORS OF THE ASHFORD PARK HOMEOWNERS' ASSOCIATION HELD ON JULY 26, 2021 AT 6:00 P.M. AT THE GRAHAM MANAGEMENT OFFICE AT 2825 WILCREST DR STE, HOUSTON TX 77042

BOARD DIRECTORS PRESENT

Bruce Miebs
Al Murdock
Michelle Struczewski
Sean Goodman

BOARD DIRECTORS ABSENT

Walid Hamadeh

IN ATTENDANCE

Wendy Tran, the representative from Graham Management, was in attendance.

The meeting was called to order at 6:15 p.m.

HOMEOWNER FORUM

Homeowners who were present are included in sign-in sheet.

APPROVAL OF MINUTES

The Minutes for the Board of Directors Meeting for June 28, 2021 were approved unanimously.

FINANCIAL REPORT

Month Ending July 31, 2021:

The financial report ending July 31, 2021 was reviewed. The Operating Account had a balance of \$211,933.49 and the Reserves Fund had a balance of \$393,047.77. The Statement of Income and Expense was reviewed. The Aged Owner Balances was reviewed. It was reported that Ashford Park H.O.A. had received 96% of collections year to date.

The Board reviewed 12 month rolling period.

LEGAL REPORT

The legal status report was submitted by Holt & Young was presented to the Board and reviewed.

The Board approved the following:

- AP20613: Authorization for Foreclosure Lawsuit
- AP31099: Authorization to Auction Foreclosure Sale

The Board tabled AP20610 Authorization for DRV Lawsuit and request for H&Y to send another demand letter for small balance.

DEED RESTRICTION REPORT

The managing agent presented the deed restriction violation report to be reviewed.

The Board approved attorney turn over for AP20722 for Restore Flower Beds.

MANAGEMENT REPORT

- Management provided details on the new software CINC Systems and website available with no charge to community.
- The Board discussed State Patrol Services. Overall, the community and board has been happy.
- Management advised annual meeting signs has been ordered.

NEW BUSINESS

NA

OLD BUSINESS

The Board approved Davey dead plant and replacement proposal.

RATIFICATION OF ACTIONS TAKEN OUTSIDE OF A MEETING

NA

NEXT MEETING DATE

The next meeting date was scheduled for July 26, 2021.

ADJOURNMENT

There being no further business to discuss, the Board meeting was adjourned at 7:10 p.m.

8.23.21

DATE

Wendy Tran, On Behalf of Board Directors

APPROVED