

KEEGANS WOOD HOMEOWNERS' ASSOCIATION

BOARD OF DIRECTORS AND RESIDENTS MEETING

THE BOARD OF DIRECTORS (the Board) of KEEGANS WOOD HOA OF HARRIS AND FORT BEND COUNTIES, (the HOA) met in regular session open to the public on the October 26, 2024 at 9600 Keegans Wood Drive, Houston, Texas 77083, at 10 :00 am, at the community clubhouse.

Attending Board Members:

Absent

President - Al Browne

Vice President - Candy Fair

Treasurer - Joyce McCreadie

Secretary -

Kathy Farris

Asst. Secretary - Woodrow Davis

Also: attending the meeting was 2 residents, the Security officer from Western Eagle, and KWHOA D/R Inspector.

MEETING CALLED TO ORDER

HOA Board Member, director Al Browne began the meeting at 10: 00 a.m.

MINUTES

After review and discussion, Director Al Browne moved to approve the minutes of the July 27, 2024 meeting. Director Candy Fair seconded the motion, which carried by unanimous vote.

RESIDENTS COMMENTS

Issues brought to the Board of Directors:

Stray cats, car sales.

OLD BUSINESS

1. Deed Restrictions **Booklets-work in progress**
2. Community Package- **working in progress.**
3. Perimeter Fence- **gathering information to present to the board.**

NEW BUSINESS

1. 2025 Budget- A motion was made/carried to approve the 2025 budget with a 3% increase in salary for the Property Manager.
2. Clubhouse Security- gathering information to present to the board.
3. The Board of Directors will consider and vote on adopting a Restrictive Covenant Enforcement and Fining Policy-A motion was made/carried to approve.

DEED RESTRICTIONS VIOLATIONS

Report was attached to the agenda

Violations Actions- A motion was made/carried for approval to send Deed Restriction letters for the months October November and December 2024.

ASSESSMENT COLLECTION UPDATES

Delinquent Attorney Business – A motion was made/approved to continue the processing of the delinquent accounts with the attorney.

Major Deed Restriction Violation on Riverside Lodge: Court case resulted in the court granting the motion for Default Judgment in favor of KWHOA.

FINANCIAL AND BOOKKEEPING MATTERS

The Financial report was attached to the agenda.

SECURITY MATTERS

Report was presented by current security officer.

Additional business brought up to the Board

There being no further business to come before the Board, the meeting was adjourned.



Secretary, Board of Directors

3-22-2025

Date