

**CLAYTON HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS' MEETING
APRIL 25, 2019**

MINUTES OF MEETING

The monthly Board of Directors' meeting of the Clayton Homeowners Association, Inc. was held on Thursday, April 25, 2019 at the new Clayton HOA clubhouse located at 3705 Green Crest, Houston, TX 77082.

DIRECTORS IN ATTENDANCE

Directors: Tracy Jones, Donna Kinerd, Dr. Janice Little, Keith Green and Sylvia Marinez were in attendance.

OTHERS IN ATTENDANCE

Lesha Leighton with Property Masters, Inc. was also in attendance.

CALL MEETING TO ORDER

With a quorum of board members present Tracy Jones called the meeting to order at 7:00 PM.

FINANCIALS

Keith Green read the financials. Budget and finances were discussed. The Board will have to make changes to some expense items in order to save money. It was decided to find out if cutting Pedro's hours back to 20/week was a viable possibility. The Spartan contract will need to be reviewed and a decision made if this can be done without any penalty.

SECURITY UPDATE

No activity to report

There are currently over 290 Clayton residents on NextDoor.com and there is access to over 5000 plus neighboring residents in other HOA's.

GMBAC: Donna Kinerd reported that the Plant Swap will be held next month on May 18th. Back to School supplies drive will be done, a grant has been approved which will help provide supplies for up to 350 students this year

MINUTES OF PAST MEETING

Minutes of March 28, 2019 meeting were reviewed. Tracy Jones motioned for the minutes to be approved as read. Keith Green seconded and all approved.

ROUND TABLE DISCUSSION – OLD BUSINESS

Clubhouse/Pool:

Open House was held and was a great success. Many neighbors attended and were given a tour of the clubhouse.

Renting to non-Clayton owners was discussed. Allowing non Clayton owners/residents to buy swimming passes was also discussed. Janice motioned that non owners/residents of Clayton be

allowed to rent the clubhouse at a rate to be determined at a later date. Pool memberships can be obtained at a cost of \$75/per family per pool season (\$50 for the membership and \$25 for the cost of the card). Donna seconded the motion, all approved. Tracy will arrange a conference call to vote on clubhouse rates for non-Clayton residents this next week or so.

Tracy motioned to have Pedro install a shelf over the kitchen sink. Sylvia seconded the motion, all approved.

Lights: The pole lights have been replaced on either side of the pool house. There was discussion regarding the underwater pool lights which had been replaced in 2015 at a cost of over \$6,000. There was a one year warranty on those light fixtures. Tracy will look into the legal requirements for these underwater pool lights and if they are needed or not. This item was discussed at the next meeting.

Donna mentioned that the camera that covers the playground was not working. OnDuty will check it out.

There was discussion about removing the clubhouse gate that is currently kept locked. Keith will remove it and possibly store it. If there are issues without having the gate it can be reinstalled.

EXECUTIVE SESSION

Mitchell Katine's office is moving forward on those owners that have not paid their maintenance fees to the association.

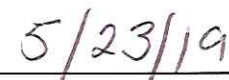
NEXT BOARD MEETING: The next monthly board meeting will be held on May 23, 2019

ADJOURN

There being no further business to discuss the meeting adjourned at 8:15 p.m.



Signature of Secretary or President



Date