

MAINTENANCE ASSOCIATION OF WHISPERING LAKES RANCH
NOTICE OF ANNUAL MEETING

Dear Homeowner,

Date: May 5, 2011

In accordance with Article X, Section 10.1 of the By-Laws of Maintenance Association of Whispering Lakes Ranch, the first Annual Meeting is to be held in accordance with the following data:

DATE:	Thursday, May 19, 2011
TIME:	7:15 PM
LOCATION:	<i>Houston Community Management Services</i> 17049 El Camino Real Houston, TX 77058

Purpose:

This meeting is being held in accordance with Article V, Section 5.2 of the By-Laws, to elect the first Board of Directors and to discuss any matters, which should properly come before the meeting in accordance with the By-Laws.

According to Article X, Section 10.4 of the By-Laws, the presence in person or by proxy of the Owners representing ten (10%) of the votes entitled to be cast, shall constitute a quorum. If, however, such a quorum shall not be present or represented at any meeting, the members entitled to vote thereat shall have the power to adjourn the meeting from time to time without notice other than announcement at the meeting, until a quorum as aforesaid shall be present or be represented.

A proxy is enclosed for your use if you will not be able to attend this important meeting. *It is **extremely important** to return your proxy to the Houston Community Management Services office in person or by mail (17049 El Camino Real, Ste. #100, Houston, TX 77058) or by fax (281-218-6973) or scanned and sent via e-mail to beverlym@houcomm.com, no later than 5:00 p.m., May 19, 2011.* Your proxy does help to establish the quorum in order to hold the meeting in accordance with the governing documents. This form authorizes another member to vote for you at the meeting on any business being conducted or you can just check to have it used as quorum.

Please find enclosed biographies for individuals interested in a position on the Board of Directors and will be on your election ballot. If you are interested in being placed on the ballot for a Board position, please send Houston Community Management Services your name, address and phone number along with a brief summary about yourself. This needs to be into HCMS by 5:00 p.m., May 18, 2011.

ONLY MEMBERS WHOSE ASSESSMENTS ARE PAID IN FULL ARE ELIGIBLE TO SERVE ON THE BOARD AND VOTE IN THE ELECTION.

**AMENDMENT TO BY-LAWS
OF
MAINTENANCE ASSOCIATION OF WHISPERING LAKES
RANCH**

WHEREAS, Article V, Section 5.1 of the By-Laws states “The affairs of the Association shall be managed by a Board of at least 3 but no more than 5 directors, who need not be Members of the Association. The initial Board of Directors shall consist of 3 persons.”

NOW, THEREFORE, BE IT RESOLVED, that the following be adopted:

Article V, Section 5.1 Number – “The affairs of the Association shall be managed by a Board of at least 3 but no more than 5 directors, who are Members of the Association and presently live in the Association. The initial Board of Directors shall consist of 3 persons.”

The above and foregoing amendment to the By-Laws shall be deemed to be a part of and shall be interpreted in accordance with the By-Laws. All provisions of the By-Laws not amended hereby shall continue in full force and effect pursuant to the terms of the By-Laws.

IN WITNESS WHEREOF, the undersigned has executed this Amendment to the By-Laws for the **Maintenance Association of Whispering Lakes Ranch** on the 19th day of May, 2011.

PRESIDENT

State of Texas
County of Galveston

This instrument was acknowledged before me on _____, 2011, by _____, for the **Maintenance Association of Whispering Lakes Ranch** on behalf of said association.

Notary Public, State of Texas

VICE PRESIDENT

State of Texas
County of Galveston

This instrument was acknowledged before me on _____, 2011, by _____, for the **Maintenance Association of Whispering Lakes Ranch** on behalf of said association.

Notary Public, State of Texas

SECRETARY/TREASURER

State of Texas
County of Galveston

This instrument was acknowledged before me on _____, 2011, by _____, for the Maintenance Association of Whispering Lakes Ranch on behalf of said association.

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Houston Community Management Services
Attn: Beverly McCoy
17049 El Camino Real, Suite 100
Houston, TX 77058

**MAINTENANCE ASSOCIATION OF WHISPERING LAKES RANCH
NOTICE OF SPECIAL MEETING**

Dear Homeowner,

Date: May 5, 2011

In accordance with Article X, Section 10.3 of the By-Laws of The Maintenance Association of Whispering Lakes Ranch, a Special Meeting of the Members is scheduled to be held in accordance with the following data:

DATE:	May 19, 2011
TIME:	7:00 PM
LOCATION:	Houston Community Management 17049 El Camino Real, Suite 100 Houston TX 77058

Purpose:

This meeting is being held in accordance with Article XV, Section 15.1 of the By-Laws to Amend the By-Laws at a regular or special meeting of the Members and to expand the Board to five people, by a vote of a majority of a quorum of Members present in person or by proxy. The proposed Amendments are attached for review.

Currently Article V, Section 5.1 of the By-Laws states; "The affairs of the Association shall be managed by a Board of at least 3 but no more than 5 directors, who need not be Members of the Association. The initial Board of Directors shall consist of 3 persons."

The purpose of this Amendment is to require individuals to own property in the Association as well as live in the community to order to serve on the Board of Directors thus enabling the community to have control over their association.

Currently Article XV, Section 15.1 of the By-Laws states; These Bylaws may be amended, by the Members of the community, by a vote of a majority of a quorum of Members present in person or by proxy."

The purpose of this Amendment is to give the Board of Directors the ability to amend the Bylaws when needed to better operate the affairs of the Association.

A proxy is enclosed for your use if you will not be able to attend this important meeting. *It is **extremely important** to return your proxy to the Houston Community Management Services office in person or by mail (17049 El Camino Real, Ste. #100, Houston, TX 77058) or by fax (281-218-6973) or scanned and sent via e-mail to beverlym@houcomm.com, no later than 5:00 p.m., May 19, 2011.* Your proxy does help to establish the quorum in order to hold the meeting in accordance with the governing documents. This form authorizes another member to vote for you at the meeting on any business being conducted or you can just check to have it used as quorum.

Only Members whose assessments are paid in full are eligible to vote.

The Association's Annual Meeting of Members will be held immediately after the adjournment of the Special Meeting.

**AMENDMENT TO BY-LAWS
OF
MAINTENANCE ASSOCIATION OF WHISPERING LAKES
RANCH**

WHEREAS, Article XV, Section 15.1 of the By-Laws states; “These Bylaws may be amended, at a regular or special meeting of the Members, by a vote of a majority of a quorum of Members present in person or by proxy.”

NOW, THEREFORE, BE IT RESOLVED, that the following be adopted:

Article XV, Section 15.1 “These Bylaws may be amended, by the Board of Directors, by a vote of a majority of a quorum of Directors present in person or by proxy.”

The above and foregoing amendment to the By-Laws shall be deemed to be a part of and shall be interpreted in accordance with the By-Laws. All provisions of the By-Laws not amended hereby shall continue in full force and effect pursuant to the terms of the By-Laws.

IN WITNESS WHEREOF, the undersigned has executed this Amendment to the By-Laws for the **Maintenance Association of Whispering Lakes Ranch** on the 19th day of May, 2011.

PRESIDENT

State of Texas
County of Galveston

This instrument was acknowledged before me on _____, 2011, by _____, for the **Maintenance Association of Whispering Lakes Ranch** on behalf of said association.

Notary Public, State of Texas

VICE PRESIDENT

State of Texas
County of Galveston

This instrument was acknowledged before me on _____, 2011, by _____, for the **Maintenance Association of Whispering Lakes Ranch** on behalf of said association.

Notary Public, State of Texas

SECRETARY/TREASURER

State of Texas
County of Galveston

This instrument was acknowledged before me on _____, 2011, by _____, for the Maintenance Association of Whispering Lakes Ranch on behalf of said association.

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Houston Community Management Services
Attn: Beverly McCoy
17049 El Camino Real, Suite 100
Houston, TX 77058

PROXY

**Maintenance Association of Whispering Lakes Ranch
Special Meeting of Members and Annual Meeting of Members
Thursday, May 19, 2011**

The undersigned assigns this proxy as specified below with the power of substitution to vote and otherwise represent the undersigned at the Special Meeting of members and the Annual Meeting of the **members of the Maintenance Association of Whispering Lakes Ranch** on May 19, 2011, and any adjournment thereof with the same effect as if the undersigned were present and voting. This proxy will continue in effect until a quorum of members in person or by proxy is achieved or until revoked by the undersigned in writing, delivered to the Secretary of the Association c/o Houston Community Management Services, 17049 El Camino Real, Ste. 100, Houston, Texas, 77058, by 5:00 p.m., May 19, 2011, by fax at 281-218-6973 or in person at the Annual meeting.

Assign this proxy to _____
(Must be attending the meeting), or the Board of Directors to vote on my behalf.

Assign this proxy for the purpose of establishing a quorum only.

In the absence of any instructions, or unless contrary instructions have been noted hereon, this proxy will be voted in accordance with the view of the bearer.

Owner's Signatures:

Printed Names:

Property Address:

Date:

Note: Please sign exactly as your name appears on the record for the property interest entitling you to vote. Joint owners should both sign and mail as soon as possible.

**ON THE FOLLOWING PAGES
ARE BRIEF SYNOPSIS OF
PEOPLE WANTING TO SERVE
ON THE BOARD OF DIRECTORS**

**PLEASE REVIEW EACH
PERSON'S MATERIAL.**

**TO CONSERVE PAPER AND
EXPENSE THERE IS ONE
PERSON ON THE FRONT AND
ONE ON THE BACK.**

Steve Glenn

Candidate for Whispering Lakes Ranch Board of Directors

My wife and I have lived in League City for over 17 years. We moved to Whispering Lakes Ranch in March, 2005. We have enjoyed living here for the past 6 years and I look forward to seeing our neighborhood continue to develop and mature.

Prior to living in Whispering Lakes Ranch, We lived in Marina del Sol for 11 years. My wife and I were the third family to move into Marina del Sol and, over the years, we witnessed many changes as the developer finished out and handed the management of the Homeowners Association over to the homeowners. I served as Treasurer on the Marina del Sol Homeowners Board for 6 years. My primary goal was to develop a plan for the neighborhood whereby our \$1200 per year dues could be reduced. By working with the adjacent landowners, and the city as well as making strategic cost cutting decisions, we were able to reduce our annual dues down to \$400 per year. This made the homeowners very happy! I have the experience and the commitment to help the Whispering Lakes Ranch Homeowners Association plan for the future, by setting goals that reflect the wishes of homeowners and making them a reality.

Currently, I am the President of the Whispering Lakes Ranch Transition Board. I worked effectively with Houston Community Management for over 6 years at Marina del Sol and they asked me to help with the board transition at Whispering Lakes Ranch. I agreed to help with the transition until the official Board of Directors could be voted on and put in place by the homeowners at the first annual meeting. Of course, I am hoping to be a part of the new Board of Directors.

I am the President/CEO of a national finance company with an office in South Shore Harbor. I have been an active volunteer in many community organizations including; board member (treasurer) of League City Barracudas swim team, Finance Committee member of Bay Harbor United Methodist Church, active in YMCA Indian Guides plus numerous other school related volunteer positions. We believe we have made the right decision in making Whispering Lakes Ranch our home. I look forward to helping the Whispering Lakes Ranch Homeowners Association Board in making decision that are reflective of the homeowners that live in the community.

Roy D. Hunter, Jr.

Self-Nominating Candidate for Whispering Lakes Ranch Board of Directors

May, 2011 Election

"Leadership is Serving"

I would ask to be considered to serve on the Board of Directors of Whispering Lakes Ranch.

I and my family are three (3) year residents of Whispering Lakes Ranch, and 20+ year residents of League City, Texas. We own two homes in Whispering Lakes Ranch; one in which I and my wife and our three children reside, and a second to facilitate my elderly parents to live close.

I believe that "to those who much is given, much will be required" and I live that with both my time and financial resources.

I am a local business owner that provides support for approximately 40 local families, and a long time supporter of a number of community events and activities including:

Galveston County Fair – purchaser of Champion and Reserve Champion Steers,
League City Little League,
Local Police and Fire departments,
Local Booster Clubs and school sports,
To name just a few.

In addition to local efforts, I support and contribute to:
LIT, a learning center system in Cuba,
Gideon's International,
Disabled & Handicapped Children's Services,
Young Life,
Clear Creek Community Church, my church home,
As well as support a child in Namibia via Compassion International.

I have served as HOA President in another League City subdivision and have the experience and knowledge of being responsible for complying with governing bodies while being sensitive to the comfort and lifestyles of the property owners.

My goal for Whispering Lakes Ranch is to maintain the quality and pristine environment for ourselves and our children, that brought us here in the first place, and to fairly represent the property owners when necessary against unforeseen obstacles that may arise.

Given the opportunity, I promise to represent, protect and serve my neighbors.

Thank you,
Roy D. Hunter, Jr.

Frank A. Prisco
3897 Summer Manor Dr
Whispering Lakes Ranch
League City, TX. 77573
713-816-0850

Re: Candidate for Whispering Lakes Ranch Board of Directors

My goal: To serve and assist in leadership roles to develop, implement, manage and maintain the needed components to shape Whispering Lakes Ranch into one of the premier neighborhoods in Galveston County.

Personal history

- Own and operate a successful commercial business in League City since 1983.
- Active in League City civic matters since 1992, both commercial and residential related.
- Early stage WLR resident with background knowledge of the property while it was still in the planning stages in early 2002. Started building my home in September 2003 and completed in May 2004.

WLR Leadership Roles in Collaboration with Developer

- 2005-2006: Upgraded the narrow two lane intersection at WLR and Lake Landing.
- 2005-2009: Improved the drainage issues impacting Summer Manor Dr.
- 2008-2009: Worked with neighboring municipalities, County Judge Yarbrough and the County engineer to clear 2000+ feet of Gum Bayou just south of WLR.
- 2006 – Present: Collaborated with TXDOT regarding the expansion of FM646 and its impact on WLR. Requested TXDOT make inquiries and perform traffic studies into a future traffic control light at WLR and FM646. Additional involvement related to alternatives for noise abatement management for WLR. Recommend that TXDOT reconsider their bridge design over Gum Bayou to allow for future expansion of the Bayou.
- 2010 – Present: Asked to volunteer for service on the Developer/Management Company transition Board moving WLR from a developer controlled HOA to a home owner elected HOA Board of Directors. In the interim, currently assisting administration on the day to day operations and business of WLR while it is in transition.

Respectfully submitted 04/11/2011

Peter Bauer

Candidate for Whispering Lakes Ranch Board of Directors, for elections to be held May 2011.

I am a four year resident of Bending Stream Drive and 10 year resident of the Clear Lake area and share three primary, complementary goals with my neighbors:

- See the beauty and value of our neighborhood rise in the years ahead.
- Make it an even more enjoyable neighborhood in which to live and raise our families; WLR can and should be THE number one place people would wish to make their home in the Clear Lake area.
- Ensure that as we homeowners accept control of our neighborhood association, that its fiscal house is in order and remains so.

I believe most homeowners share my opinion that we need to build a stronger sense of community than has been possible previously. Rather than one-person "committees" as I've seen in other HOA's, I aspire to create small action teams to support committee functions so we actually tackle issues and accomplish tasks – both within and outside our perimeter fence – throughout the year, not just talk about problems at an annual HOA meeting.

I bring to Whispering Lakes Ranch a long background in both followership and leadership acquired over the course of many years of professional education and a quarter century of public service. As a Diplomate of the American Board of Preventive Medicine with experience in Occupational Medicine, I am well familiar with public safety and occupational laws and practices. A career as a flight rated military officer afforded me 20 years of continual leadership training and experience, including the rigors of command in a combat zone, innumerable personnel actions, constant practice interpreting voluminous technical reading, and the confidence to make difficult decisions.

While I have not previously served on a Homeowner's Association Board, I do look forward to this new opportunity to serve my neighbors and our uniquely desirable neighborhood.

Subject: Tambrea Cannon-Nomination for Homeowner's Board for Whispering Lakes Ranch
Ms. McCoy,

Please accept this email as my written request to be nominated for the Homeowner's Board of Whispering Lakes Ranch. My family has lived in Whispering Lakes Ranch for the past 4 years, and in the area for 15 years. I am young, energetic, detail-oriented, and a proven leader. The below is a brief description of my experience and or accomplishments:

Administrator for large healthcare company, HCA for 10+ years.
Currently manage two surgery centers in the Houston area with physician Limited Partnerships (one LP has 45 partners).
Duties include financial management of two different budgets-total of \$8M in EBITDA/yr.; overall management of 45 full-time equivalent (FTE) employees; budgets; business plans; strategic growth; regulatory compliance; contract management; day-to-day operations; licensure and certification(s); partnership transactions; as well as manage 6 direct reports.
HCA, Ambulatory Surgery Division, Leadership Award-2004 & 2006.
HCA, Ambulatory Surgery Division, Quality Award-2008.
Registered Nurse-RN (BSN) since 1993, Certified Administrator (CASC), Certified Operating Room Nurse (CNOR); will finish Executive Masters Business Administration (MBA)-Texas Woman's University, 2011.

I am interested in becoming more active in our community as well as serving the members and families of Whispering Lakes Ranch through increased awareness, communication, presence, and leadership. Please call me at your earliest convenience to learn more. I would be happy to provide any letters of recommendation, upon request.

Thank you in advance for your consideration.

Tambrea Cannon
3965 Pebble Brook Drive
League City, Texas 77573
(281) 339-3892-home
(832) 385-2175-cell

Penny Ignazio

1813 Rosemist Drive

Whispering Lakes Ranch

League City, Texas 77573

281-339-1948 H - 832-704-6972 C

I am a retired teacher from New York; I have been involved for over 40 years in various organizations as a volunteer and officer.

I have been an officer on several P.T.A, President Council, Community School Board and various Community Organizations. I moved to Texas and League City four (4) years ago and since then I have been involved in the Tea Party movement, Political Party Organizations, am presently operating the local Republican headquarters for Galveston County, worked with candidates running for office, run the Early Voting Ballot Board for the elections, involved in City Council of League City on various committees, and various organizations that need for me to be involved.

I have always kept myself busy and feel like I have a lot to offer, with a lot of diversified knowledge of running organizations and Whispering Lakes Homeowners. Since I am very concerned with what is happening to our community and the area surrounding it.

I do not take on any activity or commitment that I will not give my 100% to. I will not begin something and then drop it because of time or other commitments.

I know many different things that will be an asset to this community and held many jobs and positions that will make me a good choice for this job.

Penny Ignazio

Scott Landon

3905 Lake Star Drive

Self-Nomination for Whispering Lakes Ranch BOD Position

I am interested in serving on the Whispering Lakes Ranch Board of Directors. I originally signed a contract with Trendmaker Homes in October 2005, followed the neighborhood with many visits during construction and moved into the neighborhood in July 2006. I was the only homeowner willing to spend the time and funds required to continue to challenge Sam Boyd for release of the financial records after David Baker's lawsuit, and I successfully secured them in May 2010. I provided all the documentation to secure repairs to our sidewalks. I also played a key role on the team to represent WLR's interest versus the Boyd rezoning request. I have been determined to follow these key issues regardless of time or financial commitments. I personally identified the error in the re-platting of Hidden Lakes done by the developer that would delete our second exit from WLR on Olympia Springs. As a result of this work, the Hidden Lakes developer will be forced to add a bridge over Gum Bayou, extend Olympia Springs, and add another gated access. For those unfamiliar, WLR has had a Medi-Vac land just inside WLR gates in response to an auto accident which blocked all entrance and egress for 40 minutes.

My background and qualifications include:

- Autumn Creek (Friendswood) HOA Board of Directors
 - ~500 homes from \$250K to \$1M
 - Similar annual HOA budget to WLR
- Autumn Creek Architectural Review Committee Chairman
- League City Planning and Zoning Commissioner (current)
- National Speleological Society Cave Diving Section Board of Directors

- Education – B.S. Chemical Engineer with High Honors
- Professional – Production Manager of largest Ethylene Vinyl Alcohol Plant in the world
 - Manage staff of 42 with annual payroll of \$4,000,000
 - Manage budget of \$90,000,000 annually
 - 22 years chemical plant experience

- Familiar with all responsibilities and needs of an HOA Director from my experience in Autumn Creek
- Very principled decision making which leads to positive choices on critical issues
- Strong understanding of deed restrictions, process for changes, and needs for enforcement.

Whispering Lakes Ranch subdivision – Home Owner’s Association Board elections

Candidate: Dave Person

Why I am seeking election to the Whispering Lakes Ranch Board

We chose to move to Whispering Lakes Ranch (WLR), a premier residential development in League City and Galveston County, as our last home due to its uniqueness and the relative privacy it affords. Maintaining the integrity of our neighborhood, while preserving and hopefully growing the value of our homes, is of utmost importance to me. The value of all our investments in our property is impacted by what we do or don’t do within our community, as well as what happens outside the WLR community. I have, therefore, been an active participant in supporting the WLR position and Core Team regarding concerns raised in the rezoning application by Mr. Sam Boyd of the property between FM-646 and WLR, just east of the WLR entrance (Boyd PUD [Planned Unit Development]). I want a safe WLR community in which our families enjoy living. I also seek fiscal responsibility of Home Owner’s Association (HOA) dues expenditures. WLR also has infrastructure issues with which to deal. One WLR issue in particular is also a League City issue; water pressure. Another is storm water drainage.

My qualifications

I have worked in the chemical industry for the same company 32 years after graduating from Texas A&M as a chemical engineer and have worked in all facets of the company’s business. Most recently I have been responsible for our company’s short and longer term strategy and capital expenditure decisions. I am integrally involved in the financial performance of the company, most recently leading a significant restructuring of the company. I have developed strong practical skills in project and business management, planning, financial management and communication.

I ask for your vote and look forward to the opportunity to serve you, my neighbors.

Dear Beverly McCoy,

My name is Alvin A. Pool Jr. I live at 1818 Portglen here in Whispering Lakes Ranch, with my wife Esther. Esther is an elementary teacher serving in our area. I am a retired Business man, former President of an electronics firm in Texas. I am an Army Veteran and a native Texan as well as a member of various Texas Fraternities. My relevant qualifications include:

- Former member of Dickinson Independent School District Board of Trustees
- Former President of Dickinson Independent School District Board of Trustees
- Former Candidate of Galveston County Appraisal District
- Founding member/resident of Pineloch Community Association
- Former Vice President of Pineloch Community Association. (Included Bay Glen, Bay Glen Manor and Bay Knoll) Active in all areas: ARC, Landscaping Maintenance, pool, parks, maintenance and contracts. Neighborhood included approximately 2000+ homes, 3 pools, 8 tennis courts, and 3 pocket parks.
- Former Director of Pineloch Crime Watch (a program supported by HPD)
- Former President/ Director of Clear Lake Crime Watch (Supported by HPD) – 3 time winner of National Night Out.
- Former member of Texas Association of School Boards; Various Courses of training including budgets, maintenance, leadership, contracts, personnel/ I.R. etc.
- Former member/ Graduate of Community Association Institute, Training in all aspects of serving on a Community Association.

As you can see I have served my Country, my state, and my community. I would be proud to serve our neighborhood of Whispering Lakes Ranch. I pledge to protect and enhance our property values, while ensuring that Whispering Lakes Ranch continues to be regarded as a premier neighborhood.

Sincerely,
Alvin A. Pool Jr.