

**Whispering Lakes Ranch  
Maintenance Association  
C/O Houston Community Management Services  
17049 El Camino Real, Ste 100  
Houston, Texas 77058  
Room A  
Meeting Minutes - May 19, 2011**

**Annual Meeting 2011**

**Special Session**

The first meeting of the Whispering Lakes Ranch (WLR) Maintenance Association was called to order by appointed President, Steve Glenn at 7:25pm. Vice President, Frank Prisco, Secretary / Treasurer, and Roy Hunter were introduced. Quorum was established with 74 households present and 76 proxies.

Beverly McCoy of HCMS opens the Annual Meeting, leading the homeowners through discussion and voting on two amendments to the WLR By-Laws.

- Amendment to allow from 3 to 5 Board members (Article V, Section 5.1-Number) was motioned for approval by Dave Person, seconded by Scott Landon. There was no request for discussion. The amendment was **APPROVED** unanimously.
- Subsequent the question of how many Board members to have was raised by McCoy. Scott Landon motioned for the WLR HOA Board to have 5 members, seconded by Bill Calhoun. There was no request for discussion. The adopting a 5-member Board by unanimously **APPROVED**.
- The amendment to allow a quorum of the HOA Board of Directors to amend to WLR By-laws (Article XV, Section 15.1) was brought forward by McCoy. There was vigorous discussion and significant concern of this amendment raised by the home owners. Dave Person motioned to deny this amendment, which was seconded by Scott Landon. This amendment was unanimously **DENIED**.

Further discussion regarding how the last proposed amendment got onto the agenda was raised by Helen Lowry. The appointed Board indicated that it was the recommendation of HCMS, by not necessarily supported by the Board.

Clarification of the role of the Management Services company was requested. Glenn stated that the Management Services company:

- Handles the day-to-day operations of the maintenance association, although the Board is responsible for letting contracts.
- Take care of assessments and records.

The Board can change the Management Services company it uses.

The special session of the WLR meeting was adjourned at 7:40pm.

## REGULAR SESSION

The first annual WLR meeting was called to order at 7:41pm President Steve Glenn.

### KEY HIGHLIGHTS

Frank Prisco reviewed accomplishments of the temporary WLR Board, including added landscaping to the entrance of WLR. Several oak trees were provided by Roy Hunter.

- Wooden bridges over ditch areas to aid in safety.
- The Budget and current expenditure were reviewed. Several questions as to the services rendered for the fees were questioned:
  - Management Services company
  - Landscaping
  - Pool maintenance
- Establishment of voting criteria was discussed:
  - 310 potential households
  - Unknown number of unqualified household that are not allowed to vote, but less than 10 %
  - The question of proxy votes and their validity was raised, particularly empty lots owned by Builders and not actual home owners or residents. There were 74 households represented and 76 proxy votes used for a total potential of 150 votes.
- WLR Board candidates were each provided a few minutes each to introduce themselves to the home owners in attendance. Candidates included:
  - Tambrea Cannon
  - Pete Bauer
  - Jeff Farmer
  - Penny Ignazio
  - Scott Landon
  - Dave Person
  - Alvin Pool (not in attendance, Introduction made by Beverly McCoy)
  - Steve Glenn
  - Frank Prisco
  - Roy Hunter
- Helen Lowry motioned to postpone the vote on Board members to allow an amendment to the By-Laws to be drafted disallowing the use of proxies from Builders. The motion was seconded by Bill Calhoun. Vigorous discussion ensued. The motion was ***DENIED*** by majority vote.
- Voting for the new WLR Board of Directors commenced. Each household and Proxy was allowed to vote for up to 5 Board candidates.
- While the votes were being counted, the following topics were brought forward and discussed:
  - Safety and the need for a second access to the subdivision, potentially off of Olympia Springs were raised.
  - Entrance gate closure and public access to WLR was raised.
  - Roy Hunter offered to install a guard building (~ \$30-50 K) with financial assistance from another WLR resident. The cost of labor alone to man the gate was estimated at \$150 K/yr.

- Beverly McCoy announced that sign-up sheets for various WLR community subcommittees were being circulated.

The final vote was announced, actual tallies provided after the meeting. There were 1 HCMS employee, 2 WLR homeowners and one observer (LeJean Griffith)

Steve Glenn	122
Peter Bauer	117
Jeff Farmer	113
Roy Hunter	95
Frank Prisco	84
Dave Person	65
Scott Landon	61
Penny Ignazio	30
Tambrea Cannon	28
Alvin Pool	19

The names: Glenn, Bauer, Framer, Hunter and Prisco were announced as the 2011 WLR Board.

The first annual WLR meeting was adjourned at 9:35pm.

Minutes prepared by: Dave Person  
On behalf of the WLR Board of Directors

Approved: \_\_\_\_\_  
Board Member

\_\_\_\_\_ Date