

MAINTENANCE ASSOCIATION OF WHISPERING LAKES RANCH
BOARD MEETING
August 1st, 2011

The August 1st, 2011 Board meeting for the Maintenance Association of Whispering Lakes Ranch was called to order at 7:02 p.m. at the office of Houston Community Management Services. Board members Steve Glenn, Frank Prisco, Jeff Farmer, Pete Bauer and Roy Hunter were present. Emily McIlrath from HCMS was also present.

COMMUNITY UPDATE

- Residents were reminded that because of the ongoing drought, League City has mandated water rationing. Residents should check the League City web site or directly with city officials to ensure they have the latest information and to avoid fines for violations of the rationing.
- The Board informed the community that the contract for servicing the community pool was terminated on July 17th after the required 30 day notice. Another company, Gulf Coast Aquatics, is on short-term contract pending the outcome of competitive bidding, which should be complete within the next 60 days. At present there are three bids submitted: Gulf Coast Aquatics, Elite Pools, and Pools by Dallas. The Board will select based on both cost and service stipulations to obtain best value for dollar.
- Pete Bauer created the wlrhome.com web site shortly after Hurricane Ike and has offered to donate the domain and web site to the Maintenance Association. The Board has accepted this offer.
- It was noted that Perry Homes is building several houses on the approximately dozen undeveloped lots. Each application has been carefully reviewed by the Maintenance Association.

COMMITTEE UPDATES

- **Architectural Control Committee** – Roy Hunter spoke about that there are several Perry homes being built and one David Powers home being built.
- **Landscaping and Go Green** – Frank Prisco spoke that the committee will be meeting August 9th, 2011 for their first meeting to set up what needs to be done around the community.
- **Financial Committee** – Jeff Farmer spoke about how they are going to manage the money for the community.
- **Social Committee** – Pete Bauer spoke that they need to set up a meeting for a social committee to get together to start figuring out what all social events can be planned for the community.
- **Deed Restriction Committee** – Roy Hunter spoke about that he will be riding along with HCMS on the inspections for all violations to go through the board.

TEMPORARY COMMITTEES

- **Boyd Planned Unit Development** – Dave Person was invited to speak to the homeowners and board about how the committee is working on the PUD issues and that everyone that can go to the city council meeting on August 9th, 2011. (OPEN, Oct 2011)
- **Deed Restrictions** – The Board will be seeking inputs in the near future for possible amendments to the Deed Restrictions now that the subdivision is no longer developer-controlled (INFO)

FINANCIALS

Jeff Farmer detailed the Treasurer’s Report. Motioned, seconded and approved to accept the June 2011 financials as presented.

NEW BUSINESS

- The board considered an offer by the League City Police (LCPD) to enter into agreement for formal patrols of WLR. This would give LCPD enforcement powers within WLR as if the streets were public. After discussion about whether this would be a good trade of security versus a change in the character of the neighborhood, the board decided by consensus not to pursue such an agreement at this time. We will look into other alternatives for the community. (CLOSED)
- Change radius on certain street corners was discussed and the board is going to proposal to make these changes to the street and limit the speed through the community. (OPEN, Jan 2012)
- Wooden Bridge inspection the board asked that HCMS get proposal to have the wooden bridge inspected. (OPEN, Oct 2011)

EXECUTIVE SESSION

The Board entered into Executive Session to discuss the attorneys’ delinquent assessment collection and deed restriction violations status reports. Due to the confidential nature of the matters discussed, the action taken is not a part of these minutes.

ADJOURNMENT

There being no further business that could be conducted, the meeting was adjourned at 8:15 p.m.

Approved: _____
Board Member

Date