

**MAINTENANCE ASSOCIATION OF WHISPERING LAKES RANCH**  
**BOARD MEETING**  
**January 23, 2012**

Upon establishment of a quorum of the officers, the January 23, 2012 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, Roy Hunter and Pete Bauer were present. Emily Mc Ilrath from HCMS was also present.

**MINUTES**

Motioned, seconded and approved to accept the October 2011 meeting minutes as presented.

**COMMUNITY UPDATE**

Board President Steve Glenn Reserve summarized for the homeowners the Reserve Study completed in autumn 2011, the proposed 2012 Budget, work on Architectural guidelines, community gates and security, website information and the number Perry homes that are left in the community.

**HEARING OF HOMEOWNERS**

Homeowner -3952 Hannah's Way was present at the meeting and asked the board about Security, gates and maintenance around his property that is common ground.

**COMMITTEE UPDATES**

- **Landscaping and Go Green-** Frank Prisco spoke that the committee is going to be planting several new trees throughout the community.
  
- **Social Committee** – Pete Bauer stated that the committee has a successful turnout for the Santa and fire truck morning. The committee is working on dates for several events that they are planning.

**TEMPORARY COMMITTEE**

- **Deed Restriction Committee** – The Board requested interested homeowners to sign up for an ad hoc committee to advise the Board on improvements that might be made to the existing Deed Restrictions, hopefully to commence later this calendar year. A total of five (5) homeowners signed up.
  
- **Reserve Study Advisory Group-** Steve Glenn brought up to the community if anyone would like to help go through the reserve study and come up with game plans to make for the upcoming years. A total of eight (8) homeowners signed up to assist with this effort.

**TREASURER'S REPORT**

Motioned, seconded and approved to accept the **December 2011** financials as presented.

Treasurer Jeff Farmer spoke about ideas to improve the currently low returns on reserve funds and other banked money the association may hold.

Motioned, seconded and approved to accept the **2012 BUDGET** as presented.

**OLD BUSINESS**

- N/A

**NEW BUSINESS**

- Frank Prisco had bids for a new electrical contracts and the board has tabled until the next meeting of the Board.
- Steven Glenn discussed the new Texas laws pertaining to Property Owner Associations. A booklet containing the text of the new laws was given to those in attendance who wanted one.
- **Architectural Control Committee** – Pete Bauer presented the draft Architectural Standards Bulletin that he and Steve Glenn had written. After discussion, a motion with second to table until the next meeting of the Board was carried.

**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 9:03 p.m.

Approved: <Original Signed by Peter Bauer>  
Secretary of the Board

23 April 2012  
Date