

Maintenance Association of Whispering Lakes Ranch
Minutes of Annual Meeting
April 23rd, 2012

The annual meeting of members for the Maintenance Association of Whispering Lakes Ranch was held on Monday, April 23rd, 2012 at 7:00 p.m. at Houston Community Management Services office, 17049 El Camino Real Ste: 100 Houston, TX 77058. Forty Five homes were either represented in person or by proxy.

President Steve Glenn requested that the Secretary verify quorum and called the meeting to order at approximately 7:02 p.m. He introduced the Vice President Frank Prisco, Secretary Pete Bauer, Treasurer Jeff Farmer, Director Roy Hunter and Association Manager Emily McIlrath with Houston Community Management.

MINUTES:

A motion was made to approve the annual minutes from 2011. The motion was made by homeowner at 1851 Bending Stream Drive and seconded by homeowner at 3952 Hannah's Way and the minutes were approved unanimously.

ELECTION OF DIRECTORS:

Steve Glenn explained that there were two positions open on the Board. Steve Glenn announced that Frank Prisco and Pete Bauer are interested in continuing on the Board of Directors. Floor was then opened for nominations but none were made so a motioned was passed to accept candidates by acclamation. All in attendance were in favor so motioned passed.

COMMITTEE REPORTS:

The board has asked that homeowners signup for committees for the following: 1) Deed Restriction committee 2) Reserve Study Committee 3) Community Affairs Advisory Group and 4) Finance Committee.

The landscaping committee has planted over 20 oaks throughout the community; removed several palms from the front entrance and is working on a landscaping overhaul. The committee is working on having color changes for the lake lights for the holidays. For the holidays the landscaping committee has made several large wreaths to hang at the gates that look wonderful when you enter the community.

The Social committee had a spring fling at the pool this year with an Easter egg hunt and neighborhood get together. A welcome committee has been put in place called the "welcome whispers" that will come and welcome the new homeowners to the community with forms and documents of the community.

TREASURES REPORT:

Jeff Farmer gave the Treasures report that the community came in good for 2011 and spoke about the 2012 budget figures. Jeff Farmer would like to get a Financial Committee together and there was a signup sheet for homeowners to sign up. Jeff Farmer discussed by looking at the reserve study that each homeowner should be paying an increase of 20% more each year for the assessments but this is why a reserve study committee should be set up to discuss what the community needs are.

OPEN FORUM:

Open forum resulted in discussions of a community playground and Frank Prisco spoke about and said that board would take this in to consideration. Homeowner asked about DCC&R issues with cars being parked in the driveway with five or six cars.

Also about how many trees should be in the front yards of each home and what kind of trees should be in the front yard. The board discussed the Speed monitoring signs that are along Lake Landing Drive are on temporary loan from the League City Police Department.

The board also discussed that they are looking at many different way to correct the gate issues and to improve the current gates. Homeowners discussed that signage should be placed at the lakes about no swimming or fishing in the lakes.

Homeowners asked if stickers could be used for each homeowner car to identify who lives in the community.

Homeowners also discussed the new development of the land next to Whispering Lakes Ranch about adding another entrance/exit off Olympia Springs.

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, members were thanked for attending, and the meeting was adjourned at approximately 8:48 p.m.

Approved: <Original Signed by Peter Bauer>

Secretary of the Board

 23 July 2012

Date