

**MAINTENANCE ASSOCIATION OF WHISPERING LAKES RANCH**  
**QUARTERLY BOARD MEETING**  
**February 25, 2013**

The February 25, 2013; Quarterly board meeting for the Maintenance Association of Whispering Lakes Ranch was called to order at 7:00 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. Dana Ladd and Kelli Morton from HCMS were present. Approximately (34) thirty-four homes were also present.

A motion was made by Steve Glenn to amend the agenda by moving “Bridge and Fence Maintenance” above “Controlled Access to WLR”. The motion was seconded by Jeff Farmer. Motion passed.

**MINUTES**

A motion was made by Pete Bauer to approve the minutes from the October 22, 2012 Quarterly board meeting. The motion was seconded by Frank Prisco. Motion passed.

**COMMUNITY UPDATES**

Steve Glenn presented surveillance video of teenagers forcing the gate open. The cameras do not provide a good quality to identify the perpetrators.

**COMMITTEE UPDATES**

- **Landscaping and Go Green** – Frank Prisco reported that bottlebrush has been installed. Four (4) Oak Trees in front will be replaced. Benches have also been installed along the walking trail. Additional benches may be added in the future.
- **Social** – Spring Fling will be March 30<sup>th</sup>. Discussed upcoming Christmas event with fire truck and Santa.
- **Community Affairs Advisory Group** – No report this meeting

**FINANCIALS**

- Jeff Farmer reported on financials. Bad debt was written of in December 2012. Currently there is \$270K in reserves.

**NEW BUSINESS**

- **Bridge and Fence maintenance** - Roy Hunter gave information on what is needed for bridge and fence maintenance.

**OLD BUSINESS**

- **Controlled Access to WLR** – Frank Prisco discussed current gate issues. Reviewed in detail proposed plan to replace gate system and adding guard shack and upgrading the security camera system. A packet will be sent to each homeowner with the proposal information and a ballot to vote on a special assessment of \$800.00 per home to pay for

the upgrades needed at the gate. The Board of Directors asked questions from homeowners to the proposal.

**HOMEOWNER FORUM**

- Discussed golf carts being driven on walking paths. Kids driving on sidewalks are not courteous to homeowners walking and have had some close calls. Discussed options on how to police the carts.
- Crime Stats were discussed.
- A homeowner provided a proposal for a community playground. The cost of the playground is \$59,585.95. Discussion took place regarding how the playground would be paid for and the location that it would be able to be placed.

**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 9:00 p.m.

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

          22 Jul 2013            
Date