

Maintenance Association of Whispering Lakes Ranch
Minutes of Annual Meeting
April 29th, 2013

The annual meeting of members for the Maintenance Association of Whispering Lakes Ranch was held on Monday, April 29th, 2013 at 7:00 p.m. at Houston Community Management Services office, 17049 El Camino Real Ste: 100 Houston, TX 77058. Sixty 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 7:04 p.m. He introduced the Vice President Frank Prisco, Secretary Pete Bauer, Treasurer Jeff Farmer, Director Roy Hunter and Association Manager Dana Ladd with Houston Community Management.

MINUTES:

A motion was made to approve the annual minutes from 2012. The motion was made by Frank Prisco and seconded by Jeff Farmer. The minutes were approved.

ELECTION OF DIRECTORS:

It was explained that there were two positions open on the Board. Steve Glenn and Jeff Farmer are both interested in continuing on the Board of Directors. Floor was then opened for nominations. With no additional nominations made, a motion was made by Pete Bauer to accept the candidates by acclamation. The motion was seconded by Roy Hunter. Motion passed.

GATE SYSTEM UPDATE

- A. Results of Special Assessment – Just over half of the community turned in ballots voting for the special assessment for the front gate improvements. Of ballots cast, the results were almost two to one in favor but there were not enough ballots received to pass the assessment.
- B. Next step in gate repairs/replacement – The Board of Directors discussed with the homeowners some options on the gates. The Board agreed that work would need to be done to at least make the gate operational for the community. This work will be done and they will address the other upgrade items in the future.

COMMITTEE REPORTS:

Landscape – Frank Prisco explained landscape improvement. Dead palm was removed at the pool area. Solar lights were added to the palms.

Social committee – Pete Bauer discussed the Spring Fling and other events for the year.

TREASURERS REPORT:

Jeff Farmer gave the Treasurers report that the community was about \$15,000.00 under budget in the 1st quarter of 2013. Bridge and fence repair has not been completed that were expected to be done during the 1st quarter.

OPEN FORUM:

There being no further business, members were thanked for attending, and the meeting was adjourned at approximately 8:30 p.m.

Approved: <Original Signed by Peter Bauer>

Secretary of the Board

 28 Apr 2014

Date