

**MAINTENANCE ASSOCIATION OF WHISPERING LAKES RANCH**  
**QUARTERLY BOARD MEETING**  
**July 22, 2013**

The July 22, 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 Michelle Williams from HCMS were present. Approximately (19) nineteen homes were also present.

**MINUTES**

A motion was made by Pete Bauer to approve the minutes from the February 25, 2013 Quarterly board meeting. The motion was seconded by Jeff Farmer. Motion passed.

**COMMUNITY UPDATES**

Steve Glenn gave an update on the gate repairs, reserve accounts. He also announced that the board has decided to allow golf carts around the lakes. This has been agreed as a temporary basis and will make a final decision at a later time.

**COMMITTEE UPDATES**

- **Landscaping and Go Green** – Frank Prisco reported that some of the bottlebrush has died and will need to be replaced. White lenses are also being put onto all of the fountain lights.
- **Social** – Pete Bauer thanked the committee for doing agreed job. Committee has decided on (4) four events each year to include: Spring Fling, Ice Cream Social, Fall Festival and Christmas Festivities. Discussed getting reusable signs and/or banner for events. Also discussed getting a community directory together for homeowners.
- **Community Affairs Advisory Group** – Discussed that the group will watch League City Council meetings as well as planning & zoning for anything that effects the community.

**FINANCIALS**

- Jeff Farmer reported on financials. Overall, things look good with the budget. Reserve study in always being reviewed for accuracy. According to the study the reserves are being under budgeted. Another study will be done next year to compare before raising the dues again.
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**OLD BUSINESS**

- **Bridge and Fence maintenance** - Roy Hunter gave information on what is needed for bridge and fence maintenance. Current quote to re-deck wooden bridge is \$40,000.00. Looking at other options for repairs on the bridge. Iron fence at the front needs repair.

## **NEW BUSINESS**

- **Proposed sale of 0.3618 acre portion of Reserve A** – A motion was made by Frank Prisco to sell the proposed land. Homeowner will be required to maintain the perimeter fence and funds will go into Reserves. The motion was seconded by Roy Hunter. Motion passed.

## **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

          28 Oct 2013            
Date