

MAINTENANCE ASSOCIATION OF WHISPERING LAKES RANCH
QUARTERLY BOARD MEETING
January 27, 2014

The January 27, 2014 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, Jeff Farmer, Roy Hunter, Frank Prisco and Pete Bauer were present. Dana Ladd and Michelle Williams from HCMS were present. Approximately (20) twenty homes were also present.

EXECUTIVE SESSION

The Board entered into Executive Session at 6:00pm 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.

MINUTES

A motion was made by Mr. Prisco to approve the minutes from the October 28, 2013 Quarterly board meeting. The motion was seconded by Dr. Bauer. Motion passed.

COMMUNITY UPDATES

Mr. Glenn gave an update on the community.

- Gate remotes – the old gate remotes will need to be obsolete by the end of 2014. All homeowners will need to purchase new remotes by that time.
- Recycle bins – debris from the recycle bins is blowing into the lakes and getting stuck into the fountains. This is causing damage and costing the association money for repairs. Asked homeowners to get larger bins for recycling with lids to prevent trash from blowing in the community.
- Cameras – work will be started soon on maintenance and upgrades of the surveillance system.

COMMITTEE UPDATES

- **Landscaping and Go Green** – Will be having meeting in February. Plans for 2014 include screening the equipment around the lake.
- **Social** – Dr. Bauer reported that the Christmas event went well. April 19th will be the date for the annual Spring Fling.
- **Community Affairs Advisory Group** – Yvette Jones reported that they should be completing the South Shore Boulevard project.

FINANCIALS

- Mr. Farmer reported that they were under budget about \$37,000.00 for 2013. These funds will be placed in reserves. A total of \$402,000.00 in reserves at the end of year.

OLD BUSINESS

- Bridge and Fence maintenance – Mr. Hunter reported that exterior fences need to be painted. He is looking for a coating that can be placed on the bridges for protection.

NEW BUSINESS

- **Resolution on extending Olympia Springs Drive** – Discussion took place on the bridge extension at Olympia Springs. The board will be sending a response back to the City of League City stating that they can build the bridge with a vote of the homeowners after receiving additional information.
- **Sale of lot on east Lake Landing** – Mr. Farmer informed the homeowners that the lot on Lake Landing was sold for \$188,000.00. Funds will be added to the Reserve account.

ADJOURNMENT

There being no further business that could be conducted, the meeting was adjourned at 7:42 p.m.

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

 28 Apr 2014
Date