

Maintenance Association of Whispering Lakes Ranch
Minutes of Annual Meeting
Apr 27, 2015

From 6:00pm until 6:50pm, all five board members and HCMS Property Manager Casey Davis held an executive session in which account delinquencies and deed restriction violations were discussed.

The annual meeting of members for the Maintenance Association of Whispering Lakes Ranch was held on Monday, April 27, 2015 at 7:00pm at Houston Community Management Services office, 17049 El Camino Real Ste: 100 Houston, TX 77058.

President Steve Glenn requested that the Secretary verify quorum and called the meeting to order at approximately 7:02 p.m.

MINUTES:

A motion was made to approve the annual minutes from 2014. The motion was made by Roy Hunter and seconded by Pete Bauer. The minutes were approved.

COMMUNITY UPDATE:

Mr. Glenn gave homeowners update on new camera system being installed at entrance. Josh with Multimedia Vision, whose company installed the system, gave a presentation later during the meeting.

COMMITTEE REPORTS:

Landscape Committee – Steve Glenn explained landscape improvements planned for the upcoming year.

- Reduction of algae
- Added lighting to trees in community
- Treated for ants and staked the trees for support

Social Committee – Pete Bauer discussed the Spring Fling. Introduced New Homeowner Welcoming Committee.

Gate Committee-Cassie Vanderford gave presentation on gate upgrades and options. She provided crime statistics and sex offender information to the community. A timeline of the gate information to be given to the homeowners was set for June or July and the community vote would be set for the September timeframe. Community will need to have 156 votes in order to pass change.

TREASURERS REPORT:

Jeff Farmer reported on the increase funds in Reserve Account. Expectations of \$880K by the end of the year. Discussion of distribution of assessments. Currently working to get another reserve study done for the community. Forecasted that Dues would need to increase by 4% each year for the next 8 years to fully fund the reserve account.

ELECTION OF DIRECTORS:

It was explained that there are two positions open on the Board. Frank Prisco was not interested in continuing on the Board of Directors. Floor was then opened for nominations. Chad Jordan won the election for a position on the board by a majority vote.

The Board and many homeowners thanked Frank profusely for his years of superb service to our neighborhood.

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

The new Board opened an executive session at approximately 8:45 p.m. New member Chad Jordan was welcomed to the Board.

After discussion, the Board unanimously elected by voice vote the following Officer Positions:

Steve Glenn: President (incumbent)

Roy Hunter: Vice President

Jeff Farmer: Treasurer (incumbent)

Pete Bauer: Secretary (incumbent)

Chad Jordan: Director

Roy Hunter volunteered to assume oversight of the Landscaping Committee which Frank had been doing previously. Other committees remained the same by acclamation. There being no further executive business, the executive session was closed at approximately 9:15 p.m.

Respectfully submitted,

Monica Stewart, Association Manager

APPROVED:
