MAINTENANCE ASSOCIATION OF WHISPERING LAKES RANCH
QUARTERLY BOARD MEETING
July 27, 2015

The July 27, 2015 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 Jeff Farmer, Roy Hunter, Chad Jordan and Pete Bauer were present. Steve Glenn was not present. Casey Davis from HCMS was present. Approximately (7) seven 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 Pete Bauer to approve the minutes from the January 26, 2015 quarterly board meeting. The motion was seconded by Chad Jordan. Motion passed.

COMMUNITY UPDATE

Chad Jordan discussed removing the barricade at the end of Olympia Springs Drive and constructing a fence. Stone work has been done at the pool, entrance tower and bridges. Pool light ballasts have been replaced. The bridges are going to need some repair. Pete stated that an update of the Deed Restrictions and Bylaws is being planned. There was discussion about riding golf carts around the lakes.

COMMITTEE UPDATES

- **Landscaping-** Chad Jordan reported that the dead crape myrtles have been removed. The palm trees have new lights. Chad will look into replacing the mulch in the beds by the lakes. Annual flowers were replaced in June due to the heavy rains. There was discussion about replacing the cypress trees in the front.
- **Social –** Dr. Bauer reported that next even will be the Fall Festival. There was discussion about revamping the social committee structure to better reach more households.
- **Gate Committee-** Homeowner Dave Person gave an update. There are three members now. They have met with two contractors so far and hope to have all proposals by mid-August. Additional options being considered were roving patrols and a virtual guard.

FINANCIALS

- Mr. Farmer reported that the association was 75K under budget for the year. He also reported that the Board was not satisfied with the reserve study done by Kipcon. They would be scheduling a meeting with them to discuss in more detail.

ADJOURNMENT

There being no further business that could be conducted, the meeting was adjourned at 7:51 p.m.

Approved: <*Original Signed by Peter Bauer*> 26 Oct 2015

Secretary of the Board Date