

MAINTENANCE ASSOCIATION OF WHISPERING LAKES RANCH
QUARTERLY BOARD MEETING
October 26, 2015

The October 26, 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 (24) twenty four homes were also present.

EXECUTIVE SESSION

The Board entered into Executive Session at 6:02 p.m. 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 Chad Jordan to approve the minutes from the July 27, 2015 quarterly board meeting. The motion was seconded by Jeff Farmer. Motion passed.

COMMUNITY UPDATE

Chad Jordan reported that the fence was closed off at the end of Olympia Springs. The pool fence gate had been upgraded. The cameras now monitor the pool gate. The fountains had some electrical problems. The LED lights on the palm trees are now up and running. The breaker was bad on the pool light but has been repaired. The Christmas wreaths would be replaced.

COMMITTEE UPDATES

- **Landscaping-** The palm trees have new lights.
- **Social** – Pete Bauer reported that next even will be at the pool on 11/15/15.
- **Gate Committee-** Steve reported that none of the option for the gate vote had enough votes to pass. Correspondence and emails that summarize out-of-board actions regarding the gate vote are attached to these minutes.

FINANCIALS

- Jeff reported that the association should be 18K under budget at the end of the year. He stated that approximately 30% of each owners' yearly assessment goes toward landscaping costs, 30% goes to reserves, 6% goes to contracted work, 7% goes to repairs and utilities and the rest is miscellaneous.
- The recent reserve study is being reconciled and the Board has asked Kipcon to re-evaluate the report.
- Pete motioned to approve the draft budget (see attached), Roy seconded, all in favor. Motion passed.
- Pete motioned to leave the annual due at \$1,456.00, Jeff seconded, all in favor. Motion passed.

