

**Maintenance Association of Whispering Lakes Ranch
Executive Session for the Annual Meeting
May 2, 2016**

The Executive Session for the Annual Homeowners Meeting of the Maintenance Association of Whispering Lakes Ranch was held on Monday, May 2, 2016, at the offices of HCMS located at 17049 El Camino Real, Suite #100, Houston, Texas 77058. Members present: Steve Glenn, Pete Bauer, Jeff Farmer, Roy Hunter and Chad Jordan. Others present: Monica Stewart and Rikki Block from Houston Community Management Services/Associa Houston.

From 6:00pm until 6:50pm, account delinquencies and deed restriction violations were discussed. Business not being concluded at 7:00pm, the Board agreed to continue the executive session immediately after the open Annual Meeting.

Following the Annual Meeting of Homeowners, the Executive Session quorum was again met and verified and the meeting was called to order at 9:15 p.m.

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

- Steve Glenn: President
- Roy Hunter: Vice President
- Jeff Farmer: Treasurer
- Pete Bauer: Secretary
- Chad Jordan: Director

Committees remained the same as previously held by acclamation.

The Attorney Status Report was reviewed.

The Delinquency Report was reviewed.

OLD/NEW BUSINESS

S.Glenn made a motion to have all accounts owing less than >\$90 cleared to zero balance. J. Farmer seconded and the motion carried.

Adjourn

There being no further business to discuss; motion was made, seconded and approved to adjourn the meeting. The meeting adjourned at approximately 10:15 p.m.

Respectfully submitted by Houston Community Management

APPROVED _____ DATE _____

**Maintenance Association of Whispering Lakes Ranch
Minutes of Annual Meeting of Homeowners
May 2, 2016**

The annual meeting of members for the Maintenance Association of Whispering Lakes Ranch was held on Monday, May 2, 2016 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 7:02pm.

MINUTES:

Upon review of the 2015 minutes, Dave Person pointed out that the draft minutes reflected a vote for one officer, when two were elected. A motion was made to approve the 2015 annual minutes, as so amended, by Roy Hunter and seconded by Pete Bauer. The minutes were approved.

COMMUNITY UPDATE:

Mr. Glenn updated homeowners on the status of reserve studies and pending audits.

COMMITTEE REPORTS:

Landscape Committee – Roy Hunter 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

Johnnie Person provided details of the major re-work of the community entrance area and noted that the project was proceeding on schedule.

Social Committee – Pete Bauer discussed the Spring Fling.

Gate Committee – Dave Person led a discussion about the details of closing gates on a 24/7 basis.

TREASURER'S REPORT:

Jeff Farmer reported in more detail on outstanding independent audits, which are taking much longer than expected, and financial calculations for out-year expenses and reserves. Of the total, approximately \$85,000 spent on the new gate system, about \$75,000 was actual materials. These large expenses all accrued in the first quarter, giving the appearance of being over budget. However, this was accounted for and the HOA is on track for the year.

ELECTION OF DIRECTORS:

It was explained that there are two positions open on the Board. Incumbents Steve Glenn and Jeff Farmer and homeowners Su Curley and Dave Stewart ran for the positions. Floor was opened for nominations with no additional candidates, and an election held. Both incumbents, Steve Glenn and Jeff Farmer were re-elected.

There being no further public business, members were thanked for attending, and the meeting of homeowners was adjourned at approximately 8:54pm.

The new Board re-opened the executive session at approximately 8:45pm.

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

- Steve Glenn: President
- Roy Hunter: Vice President
- Jeff Farmer: Treasurer
- Pete Bauer: Secretary
- Chad Jordan: Director

Committees remained the same as previously held by acclamation.

Delinquent accounts and attorney reports were reviewed and discussed at length.

There being no further executive business, the executive session was closed at approximately 10:15pm.

Respectfully submitted,

Monica Stewart, Association Manager

APPROVED:

DRAFT