

**MAINTENANCE ASSOCIATION OF WHISPERING LAKES RANCH
QUARTERLY BOARD EXECUTIVE MEETING MINUTES
HCMS OFFICES LOCATED AT 17049 EL CAMINO REAL, SUITE 100 HOUSTON TEXAS
77058**

July 25, 2016

The July 25, 2016 quarterly board executive meeting for the Maintenance Association of Whispering Lakes Ranch was called to order at 6:10 p.m. at the office of Houston Community Management Services. Board members Steve Glenn, Roy Hunter, Chad Jordan and Pete Bauer were present. Monica Stewart from HCMS were present. Monica Stewart recorded the meeting minutes.

EXECUTIVE SESSION

A quorum of board members was verified and the meeting was called to order at 6:10 pm.

The Board entered into a discussion with h/o' regarding deed restriction violations:

Acct #00246-9102: Board requested h/o submit an application for the wooden shed constructed in the backyard that does not currently meet community guidelines. Both parties discussed community requirements for such construction.

Acct #00194-1472: Board requested h/o remove all metal stakes placed in the yard and offered to assist h/o in adding boulders to property line to prevent vehicle damage to property.

Steve Glenn made a motion to adjourn the executive at 6:58 pm. Pete Bauer seconded and the motion was carried unanimously. All business for the Executive Session was not finished and will commence after the General Session.

EXECUTIVE SESSION (Resumed)

Steve Glenn motioned the Executive Session reconvene at 8:30 PM. Pete Bauer seconded and the motion was carried.

The delinquency report and attorney status reports were reviewed. Due to the confidential nature of the matters discussed, the action taken is not a part of these minutes.

Roy Hunter made a motion to adjourn the meeting at 8:55 PM. Steve Glenn seconded and the motion was carried.

Approved: _____
Board Member

Date

**MAINTENANCE ASSOCIATION OF WHISPERING LAKES RANCH
QUARTERLY BOARD GENERAL MEETING MINUTES
HCMS OFFICES LOCATED AT 17049 EL CAMINO REAL, SUITE 100 HOUSTON TEXAS
77058**

July 25, 2016

The July 25, 2016 quarterly board executive meeting for the Maintenance Association of Whispering Lakes Ranch was called to order at 7:05 p.m. at the office of Houston Community Management Services. Board members Steve Glenn, Roy Hunter, Chad Jordan and Pete Bauer were present. Monica Stewart from HCMS were present. Monica Stewart recorded the meeting minutes.

Approximately nineteen (19) homes were present at the Open Session.

MINUTES

A motion was made by Steve Glenn to approve the minutes with corrections from the January 25, 2016 quarterly board meeting. The motion was seconded by Chad Jordan and the motion passed.

GUEST SPEAKER:

Upon the request of the Steve Glenn, Mayor Pat Hallisey spoke with homeowners about upcoming traffic changes around the city and WLR community: Roadway construction 2018-2020, 5 corners roadway construction and the future development of Grand Parkway being proposed for 646.

COMMUNITY UPDATE:

- **Landscaping Committee:** Johnnie Person of the landscaping committee reported the recent completion of the community entry. She also informed the community about the committee reviewing 6 landscaping proposals for 2017 and will be providing their findings and recommendations to the board to vote on in the next homeowners meeting.
- **Maintenance Projects:** Roy Hunter reported on several projects recently being completed including; Addition of boulders by the pool area, re-staining 13 of the 17 wooden bridges, replacing the broken stones on the stone bridge, repainted the railing on the stone bridge, community accent lights have been repainted, perimeter fence on Olympia Springs re-stained, water pressure tanks have been repainted, transmitter boxes at the front entrance have been repainted. Steve Glenn reported that pool repairs have been postponed until the fall to prevent the pool from closing during the summer months.
- **Financial Audits 2011-2015:** Monica Stewart reported that the 2014 audit has been completed but further discussion with the tax preparer is needed before the audit can be approved. 2011, 2012, 2013, and 2015 audits are nearly completed and are expected to be completed in the next two weeks.
- **Reserve Study (2) Findings and Discussion.** The 2015 reserve study was inconsistent with, and less complete than, the first reserve study of November 2010. The largest disconnect is the projected costs for streets. Also noted was the uncertainty of the timeframe and cost for dredging. The projections on the street costs will take significant research. Board will complete

