

WESTBROOK LAKES HOMEOWNERS ASSOCIATION

Board of Directors Monthly Meeting

Tuesday, September 26, 2017

Pursuant to Section Six, 6.2, of the By-Laws of Westbrook Lakes Homeowners Association, Inc., the Board of Directors' meeting was duly called and held on the above date at SCS Management Services, located at 7170 Cherry Park Drive, Houston, TX 77095. The meeting was called to order at 6:45 pm with quorum established.

Present: Rachel Leclair, President
John Lella, Vice-President
Jill Penn, Secretary
Vince Castro, Treasurer (via phone)

Managing Agent: Margie Naranjo and Tammi Norris, SCS Management Services, Inc.

HOMEOWNER/GUEST:

None

EXECUTIVE MEETING SUMMARY (6:45 – 7:05 PM)

Board Referral: The Board Referral list for deed restriction enforcement was place on hold for the month of September to allow residents to recover from Hurricane Harvey. Discussion of Swan Hollow flowerbed brick color not harmonious to the community. Director Lella motioned to approve brick with completed ACC Application. Director Castro seconded the motion. Motion passed with no opposition.

Collections: The Collections Report was place on hold for the month of September to allow residents to recover from Hurricane Harvey.

The Board adjourned the executive meeting and reconvened into general session at 7:05 PM.

MINUTES: The minutes of July 2017 were reviewed. Director Lella motioned to approve the Minutes as presented. The motion was seconded by Director Penn, motion passed with no opposition.

COMMITTEE REPORTS:

Neighborhood Events: Director Leclair reported that the next event scheduled is National Night Out on October 3, 2017 and a December movie night Polar Express date pending.

Pool: ~~Director Castro~~ *correction to Director Lella* reported he is still working with American Pool Management to install a tool rack and fan at the pool and may need to table work until spring. Discussion of lifeguard training and qualifications for the 2018 season. Director Lella will speak with Pool Management. Pool furniture is secured and a few new pieces may need to be added next season.

Lake: Director Castro ~~correction to Director Lella~~ had no reporting and will check on dredging the middle of lake. Director Lella is asking college intern to help with engineering plans on pipe suspension plan.

Landscape: Director Penn reported the shrubbery at the entrance was not properly trimmed. Landscape Management has been notified to allow back shrub to grow taller than front shrub.

NEW BUSINESS:

2018 Budget and Assessment Rate: Director Castro reviewed the 2018 Budget and a brief discussion followed. Director Castro motioned to approve the 2018 Budget and make no change to the 2018 Assessments. Director Lella seconded the motion. All were in favor.

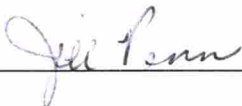
Playground Proposals: The Board will revisit the playground proposals to allow Director Leclair to compile a comparison spread sheet.

UNFINISHED BUSINESS: None

ADJOURNMENT:

There being no further business to come before the Board, the meeting was adjourned at 8:45 PM.

The next meeting is scheduled for Wednesday, October 18, 2017.

ATTEST 

DATE 11/20/17