

WESTBROOK LAKES HOMEOWNERS ASSOCIATION

Board of Directors Monthly Meeting

Wednesday, November 20, 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 (via phone)
John Lella, Vice-President
Jill Penn, Secretary
Vince Castro, Treasurer

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

EXECUTIVE MEETING SUMMARY (6:30 – 7:00 PM)

Call to Order: Meeting was called to order at 6:30 pm.

Board Referral: The Board Referral list for deed restriction enforcement was reviewed. Discussion to recycle one property and NNC two properties. Motioned was made to approve. The motion was seconded and all were in favor.

Collections: The Collections Report was reviewed.

The Board adjourned the executive meeting and reconvened into general session at 7:00 PM.

MINUTES: The minutes of October 18, 2017 were reviewed. Motioned made to approve the Minutes withput correction. The motion was seconded, all were in favor.

HOMEOWNER/GUEST:

None

COMMITTEE REPORTS:

Neighborhood Events: HOA Christmas decoration will be installed before Thanksgiving. Community Christmas decorations contest will be judged be Directors.

Pool: Nothing to report

Lake: Lake Management is looking at erosion and dredging.

Landscape: Entrance flowers have been installed. Playground and Walking Trail discussion to proceed with new playground equipment and continue researching option for Walking Trail (MUD or Chimney Hill partnership).

NEW BUSINESS:

Requirement of two front yard trees: Mature trees in small yard are a concern. 67% of homeowners approval needed to amend resolution.

UNFINISHED BUSINESS:

Playground and Walking Trail: Motion made to install new playground equipment. Motion was seconded and all were in favor. Motion was made to continue researching options to build walking trail with assistance from MUD or Chimney Hill HOA). Motion was seconded and all were in favor.

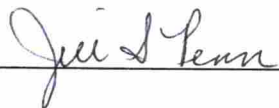
Irrigation Repair Bids:

Motion to approve bids to repair irrigation on Pickford Knolls and Controller #3 "Lake Bayou". Motioned was seconded and all were in favor.

ADJOURNMENT:

There being no further business to come before the Board, the meeting was adjourned at 8:35 PM.

The next meeting is scheduled for Monday, January 15, 2018.

ATTEST 

DATE 1/24/18