

WESTBROOK LAKES HOMEOWNERS ASSOCIATION

Board of Directors Monthly Meeting

Wednesday, April 30, 2019

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.

Present: John Lella, President
Kyle Rouch, Vice President
Jill Penn, Secretary
Adriana Usubillaga, Treasurer
Rachel Leclair, Director
Morley Lee, Director

Absent:

Managing Agent: Tammi Norris, SCS Management Services, Inc.

Call to Order: Meeting was called to order at 6:30 pm explaining meeting rules and directors roles to new board members.

Board Referral: The Board Referral list for deed restriction enforcement was reviewed. Director Penn motioned to put one violation on Board Hold, four will be recycled and six moved to NNC. Director LeClair seconded the motion and all were in favor.

Collections: The Attorney Status Report was reviewed and discussion of Split Cypress account at attorney lawsuit and options beyond foreclosure.

The Board adjourned the executive meeting and reconvened into general session at 8:06 PM.

MINUTES: The minutes of February 20, 2019 meeting were reviewed. Director Penn made a motion to approve the Minutes as corrected. Director Rouch seconded the motion. All were in favor.

HOMEOWNER/GUEST:

None

ACTION TAKEN OUTSIDE OF MEETING:

None

COMMITTEE REPORTS:

Neighborhood Events: Easter event was successful. Pool opening and Memorial Day weekend event will be Saturday, May 25th at 10:00 AM

Pool: Pool toys & storage bend have been purchased. Pool is up and running with no safety issues. Discussion of pool contract renewal increase, AED's and lifeguard first aid/CPR training. First Aid kit and bag rebreather will be purchased.

Lake: 2019 Lake Inspection is scheduled for June 4, 2019 6:00 pm at the MUD Wastewater Plant. Lake pump motor replacement needed.

Landscape: Additional mulch at entrance beds has been installed.

MANAGEMENT REPORT: The Management Report was presented reviewing the Accounting Summary and Collections Schedule.

FINANCIAL REPORTS: The Balance Sheet, Income Statement and YTD Actual vs. Budget reports were reviewed.

NEW BUSINESS:

Board meeting dates will be third Wednesday of each month at 6:30 pm. 2019 pool management contract renewal was discussed and will be voted on by email. HOA fencing discussed and agreed to get bids to replace fencing on lots 12-17 that is not HOA responsibility.

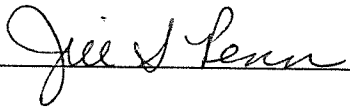
UNFINISHED BUSINESS:

No unfinished business.

ADJOURNMENT:

There being no further business to come before the Board, the meeting was adjourned at 9:10 PM.

ATTEST



DATE

5/29/19