

WESTBROOK LAKES HOMEOWNERS ASSOCIATION
Board of Directors Monthly Meeting
Monday, January 19, 2015

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 6:37pm, with quorum established.

Present: Duane Stewart, President
Vince Castro, Treasurer
Rachel Leclair, Vice President

Managing Agent(s): Margie Naranjo, SCS Management Services, Inc.

Absent: Bruce Payne, Secretary

HOMEOWNER/GUEST: There were no homeowners/guests in attendance to address the Board.

REPORTS:

Lake Report: Director Stewart discussed the lake and the needed fountain repair. Director Stewart recommended that the Association purchase the replacement parts and have the lake management company do the installation.

MANAGEMENT REPORT

Financials: Mrs. Naranjo presented the year-end financial report noting the end-of-year collections were at 99% and the total income exceeded the budget by 4%. The community ended the year under budget by 7%, with a surplus of \$43,596.00 that will be put into the reserves.

CAMI and Action List: The CAMI and Action Lists were reviewed and updated.

NEW BUSINESS: There was no new business to come before the Board.

OLD BUSINESS:

Pool furniture decision was tabled. Director Leclair is in discussion with another community to purchase the old furniture.

Fence Replacment: Director Stewart presented different fencing material options to replace the fence along Jackrabbit Rd. After discussions, the Board requested a proposal for concrete. Director Stewart will obtain the proposals.

EXECUTIVE MEETING SUMMARY

Board Referral: The Board Referral list for Deed Restriction enforcement was reviewed and updated.

ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 8:15 p.m.

The next upcoming Board meeting is scheduled for Monday, February 16, 2015, at 6:30 p.m.

ATTEST _____

DATE _____