

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 6:35 pm, with quorum established.

Present: Duane Stewart, President
Vince Castro, Treasurer
Bruce Payne, Secretary
Rachel Leclair, Director-at-large

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

HOMEOWNER/GUEST:
None

EXECUTIVE MEETING SUMMARY

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

MINUTES: The board noted some corrections of the February 2015 minutes. SCS to correct them and re-send them to the board via email for approval.

REPORTS:

Neighborhood Events:

Director Leclair presented the upcoming community events.

MANAGEMENT REPORT

Financials: Mrs. Seel presented the December/January financial report. Mrs. Seel noted a year-to-date collection rate of 95%, and year-to-date expenses incurred are at 93% of total budgeted.

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

NEW BUSINESS:

OLD BUSINESS:

Pool furniture: The board is still considering what type of pool furniture to buy, and what the budget should be. The board decided that it will be purchased after the fence project is underway.

Fence project: Director Stewart brought samples of the fencing to be considered by the board. After discussion, it was decided that Director Stewart would meet with Crestco onsite for more information.

ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 8:30 p.m. The next upcoming Board meeting is scheduled for Monday, April 20, 2015, at 6:30 p.m.

ATTEST _____

DATE _____