

WESTBROOK LAKES HOMEOWNERS ASSOCIATION
Board of Directors Monthly Meeting
Wednesday, May 29, 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 p7170 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*

Absent:

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

Call to Order: Meeting was called to order at 6:35 pm.

Board Referral: The Board Referral list for deed restriction enforcement was reviewed. Director LeClair motioned to put eleven violations on Board Hold, two will be recycled, three will be cleared and three will go to attorney demand. Director Usubillaga seconded the motion and all were in favor.

Collections: The Attorney Status Report was reviewed and discussion of Split Cypress account at attorney lawsuit. Attorney will be advised to remove any mention of the word "foreclose" before Board will sign lawsuit.

The Board adjourned the executive meeting and reconvened into general session at 7:47 PM.

MINUTES: The minutes of April 29, 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: Pool opening event was hosted by Directors Leclair and Penn and was very successful. Next event is Friday, June 19, 2019 Escape Room 7-9 PM. Light snacks will be served and volunteers are needed to assist Directors Leclair and Penn.

Pool: Pool is ready for 2019 season and water level are being monitored closely. Pool fan installed at pergola not by kiddie pool. MCS can relocate to correct location at no cost. Board would like to see cost to install second fan at kiddie pool awning.

Lake: Pump compressor is being replaced next week. Annual Inspection Meeting with Chimney Hill MUD is June 4th 6PM.

Landscape: Additional entrance mulch looks good and seasonal color 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:

Increase number of directors position from five to six was discussed and approved. Insurance Statement of Values and 2018 Tax Return were signed. Electric provider contract was reviewed and renewed with Constellation for five year term.

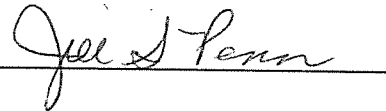
UNFINISHED BUSINESS:

No unfinished business.

ADJOURNMENT:

There being no further business to come before the Board, the meeting was adjourned at 9:15 PM.

ATTEST



DATE

6/19/19