

WESTBROOK LAKES HOMEOWNERS ASSOCIATION

Board of Directors Monthly Meeting

Monday, August 25, 2014

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 6:30 pm, with quorum established.

Present: Duane Stewart, President
Vince Castro, Treasurer
Bruce Payne, Secretary
Robert Markley, Vice-President
Rachel Leclair, Director-at-large
Managing Agent(s): Margie Naranjo, SCS Management Services, Inc.

HOMEOWNER/GUEST:

Residents Kevin McLaughlin (Boy Scout master) and Travis McLaughlin (Eagle scout) addressed the Board regarding Travis' upcoming Eagle Project. They asked if the Association would be interested in sponsoring his community project. The Board discussed with Travis the best options for the community. After discussion, it was decided that Director Stewart will work with Travis on what project would best benefit the community.

MINUTES

The minutes of the regular monthly Board of Directors' meeting, held on July 21, 2014, were reviewed and approved with corrections after motion from Director Payne, second from Director Markley. Motion passed with all in favor.

REPORTS:

Landscaping Report: The Board is requesting the landscaper to change the mowing dates to either Thursday or Wednesday. The Board prefers Thursday.

Lake Report: Director Stewart will complete the repairs at the pump house.

Neighborhood Events: Director Leclair is working on the newsletter and website, both of which should be completed by September. The end of the year pool party is scheduled for September 20, 2014.

MANAGEMENT REPORT

Financials: Mrs. Naranjo presented June's financial report. She noted a year-to-date collection rate of 101%, and year-to-date expenses incurred are 64% of that budgeted.

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

NEW BUSINESS:

2015 Budget Preparation- Managing Agent presented the 2015 preliminary budget. The Board reviewed and discussed the Budget. After further discussion, it was decided that Director Castro will review the budget against the Reserve Study prior to the next meeting, when he will present his recommendations.

OLD BUSINESS: No old business.

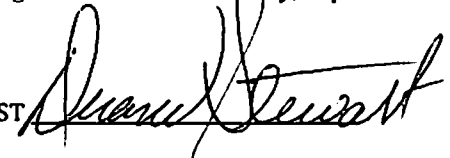
EXECUTIVE MEETING SUMMARY

Legal Status: The Legal Status report was reviewed.

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 9:00PM. The next upcoming Board meeting is schedule for Monday, September 22, 2014, at 6:30 p.m.

ATTEST 

DATE 9/22/14