

WESTBROOK LAKES HOMEOWNERS ASSOCIATION

Board of Directors Meeting

Monday, March 12, 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 6:42 pm with quorum established.

Present: Duane Stewart, Acting President
Vince Castro, Treasurer
Derek Dexter, Vice President

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

Absent: Tom Heldstab, Director

ACTION TAKEN OUTSIDE MEETING: NONE

MINUTES

The minutes of the regular monthly Board of Directors meeting held on Nov. 18, 2013 were reviewed and approved after motion from Director Dexter and second from Director Castro. Motion passed with all in favor.

REPORTS:

MANAGEMENT REPORT

Financials: Mrs. Seel presented the financial report and noted a collection rate of 91% year-to-date, and expenses incurred are 09% of the year-to-date budget.

Action Item List: The action item list was reviewed and updated.

ACC: The Board reviewed and approved one ACC application.

CAMI: The CAMI report was reviewed.

NEW BUSINESS:

Pool Hours- Managing Agent presented the new 2014 Pool contract. The hours were reviewed. The Board discussed reducing the break. They asked if the contract could be changed to have the lifeguards take a ten-minute break, instead of a 15-minute break, and if they can have the hours changed to 11 a.m. to 9 p.m. Managing Agent will request a revised contract.

After some discussion, the Board agreed to have the pesticide company come out and spray for mosquitoes one month earlier, than as indicated per contract. Many residents have complained of lots of mosquitoes.

The board also reported that Tom Heldstab has resigned his position from the board. His term was to end this year.

OLD BUSINESS: No Old Business.

EXECUTIVE MEETING SUMMARY

Homeowner Correspondence/Hearing: None in attendance.

Legal Status: The legal status report was reviewed.

Board Referral: The board referral list for deed restriction enforcement actions was reviewed.

ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 8:30 pm.

ATTEST *Brian C. Payne*

DATE 4/21/14