

THE BOARD OF DIRECTORS OF WESTCREEK VILLAGE COMMUNITY ASSOCIATION INC. HELD THEIR BOARD OF DIRECTORS MEETING ON WENDSDAY, JULY 24, 2007 AT THE FOREST HEIGHTS MEETING ROOM, HOUSTON, TEXAS. MEETING NOTICE IS ATTACHED AS ATTACHMENT "1".

CALL TO ORDER AND ADOPTION OF AGENDA

A quorum having been established by Board Members present, the Board Meeting of Westcreek Village Community Association (WVCA) was called to order at 7:04 p.m. by Roger Clayton, President. Other Directors of the Board of WVCA present were Coleen Danna, Tom Urban and Lauren Schott Denton. Also present, Jose Villegas representing Sterling Association Services, Inc. and homeowners listed on the sign in attachment.

HOMEOWNER/VISITOR FORUM

Homeowner, Peter Sockwell, addressed the Board concerning his storage shed. He had submitted for a storage shed and his ACC application was denied due to the height of the storage shed and the placement in the easement. Mr. Sockwell presented additional storage shed options and requested a variance for the placement of the storage shed. After some review the Board approved the request as presented. The board selected the shorter storage shed option and agreed that the placement would be no closer than eight feet from the fence.

COMMITTEES

Landscape- Russell Woodruff reported on the activity in the neighborhood and irrigation repairs made throughout the subdivision. The daycare is being pursued for damages to the crepe myrtles at the entrance to the community. Copperfield Community Association (CCA) will bill them for the replacement cost of those trees.

Russell also informed the Board that Irrigation repairs would probably be over budget this year because of all the repairs that were deferred from last year.

Crime Watch- Geneve reported that she attended the CCA crimewatch meeting and reported to the HOA that Sergeant Ruggiero had retired and also informed the Board on activity in neighborhood. She informed the Board that Benito Martinez will be Sgt. Ruggiero's replacement. Geneve also complained about the number of trash cans that are left out before trash day. Jose Villegas agreed to draft a fine policy for the Board to review and implement for these types of deed restriction violations.

Architectural Control Committee – No report

Pool and Parks- Discussion was held with regard to the repairs to a light pole at the Hudson Oaks pool that was damaged by Greater Houston Pool Management (GHPM) when making repairs to the pool lights. The board reviewed the options and recommendations provided by the electricians and pool contractors and agreed to allow Greater Houston Pool Management make the necessary repairs to the light poles. Westcreek will only be charged for the cost of moving the swimming pool electrical out of the pole light to avoid future need to access the light pole for swimming pool related repairs.

Lauren Schott Denton reported that the pool card reader at Hudson Oaks was inoperable. The pool & parks committee is also looking into obtaining lockers for the lifeguards to use at both pools.

Jose Villegas reported that a large sink hole at the Forest Heights pool was reported to MUD #246 for repairs and that Tru-Green Landscaping was asked to tape off the area to make the homeowners aware of the hole.

DRC – Jaime Pierce reported on activity in the community.

Social – No report. The board agreed to keep the committee dormant until January or until additional volunteers could be found.

CCA - The next meeting is scheduled for August 6, 2007 and Colleen Dana will attend the meeting in place of Roger Clayton.

Master Plan Committee - It was reported that the next Master Plan Committee meeting will be held on July 31, 2007. Preliminary concepts of the community center will be reviewed at this meeting.

APPROVAL OF MINUTES

Upon a motion by Lauren Schott Denton a second by Roger Clayton, the April 24, 2007 regular meeting minutes of were approved as amended. Upon a motion by Lauren Schott Denton a second by Tom Urban, the June, 26, 2007 regular meeting and executive session minutes of were approved as amended.

FINANCIAL REPORT

Jose Villegas presented the financial report for the month ending June 30, 2007 and answered questions from the Board.

PENDING BUSINESS

Managers Report – Jose Villegas presented the manager's report of activity during the month and answered questions from the Board.

Park Area Lighting Adjustments – A discussion was held regarding concerns that the new lighting at the Hudson Oaks Park was shining too much light into the neighboring homes. Jose Villegas informed the Board that he would meet with a homeowner, Roger Parish, after the board meeting regarding the concerns. Centerpoint Energy will then be contacted about adjusting the lights with the safety committee and homeowners help.

NEW BUSINESS

Pool Fence – Proposals were reviewed to repair and repaint the fences around the community pools. The Board agreed to check with the MUD to see if this repair project would be something they could fund.

Jack Brooks Resignation – Upon a motion by Lauren Schott Denton, a second by Roger Clayton the Board accepted the resignation of Jack Brooks as he has sold his home in Westcreek.

Board Appointment – Upon a motion by Roger Clayton and a second by Coleen Dana the Board appointed Ralph Gingell to finish the board position and term that was vacated by Jack Brooks.

Regular meeting Adjournment There being no further business the regular meeting was adjourned at 8:15 p.m.