

WESTCREEK VILLAGE COMMUNITY ASSOCIATION, INC
2007 ANNUAL MEETING MINUTES

The Annual Meeting of the Members of the Westcreek Village Community Association was held at 7:00 p.m. on Tuesday, May 29, 2007 at Copeland Elementary School. There were 132 homeowners represented in person or by proxy.

The meeting was officially called to order at 7:40 by President Roger Clayton. Mr. Clayton introduced the current Board Members present Jaime Pierce, Lauren Schott and Jack Brooks. Treasurer Ralph Berry was unable to attend the meeting. Jose Villegas and Angela Morgan of Sterling Association Services, Inc., and speakers Mathew May and Sergeant David Ruggerio.

The first speaker was Mathew May, representative of WCA Services which is the company that is contracted to remove the neighborhood's trash and recyclables. He explained the contract to the homeowners and answered their questions regarding his services.

Sargent David Ruggerio, of the Harris County Sheriffs Department was introduced to the homeowners. Sergeant Ruggerio informed the members of the services contracted by Westcreek Villages and provided important information and answered questions regarding "troubled spots" in the area and how best to protect themselves, their families and property.

The election of Election of Directors was then held. Jose Villegas explained the election process and informed the members that there were three positions up for election. Board Members Ralph Berry, Jaime Pierce and Roger Clayton's terms had expired. Roger Clayton, Tom Urban, Coleen Danna, Satish Kalra, Ralph Gingell, and Carol Moreno were all nominated. Carol Moreno declined her nomination. There being no other nominations the floor was properly closed. Each candidate that was present was then introduced to the homeowners and brief addressed the members as to their reasons and qualifications to serve on the Board of Directors. Jose Villegas read a brief statement prepared by Satish Kalra since he was unable to attend. The Ballots were then collected, tallied and verified, with Roger Clayton, Tom Urban and Coleen Danna receiving the most votes.

Committee Reports were next. Roger Clayton introduced Russell Woodruff with the Landscape/Grounds Committee. Mr. Woodruff touched on the numerous accomplishments over last year including mailbox repairs and replacements, irrigation repairs, ongoing cul-de-sac improvements and tree removal program just to name a few. Roger Clayton extended the Board and the neighborhood's deep appreciation for all of the committee's hard work and ongoing efforts.

Lauren Schotts gave the Pool/Parks Committee Report. This year the Committee began a recycle program of the existing pool card entry system. Homeowners have been exchanging their pool cards from last year for current pool cards. The Committee has been pleased with the response and cooperation of the neighborhood. She also asked for volunteers for the Committee.

Roger Clayton gave the ARC Committee report since chairman Thomas Tolve was unable to attend. Roger explained the responsibility of the Architectural Review Committee, the importance of the application process and answered questions from the homeowners.

Jaime Pierce gave the DRC Report. She touched on a number of common deed restriction violations. For example placing the trash out days before trash pick-up is scheduled; vehicles, especially

commercial, parking on the streets or in the driveways blocking the sidewalks; keeping the lawns mowed and maintained and power washing the mold from the exterior home and garage just to name a few.

Jose Villegas of Sterling ASI gave the Financial Review. He went over the most recent Financial Statement with the month ending April 30, 2007. Jose Villegas also addressed the budget preparation process and answered questions from the audience.

Roger Clayton gave a brief overview of the Westcreek/ MUD Master Plan Committee. He explained the benefits for the neighborhood and encouraged the homeowner's involvement especially during the planning stages. He also reiterated the support the Committee has from the Association.

MUD District 264 President Russ Appelgate was introduced to the homeowners. He detailed the purpose of a MU District and their ability to help with certain projects benefiting the community. The MUD is trying to find out what its members want to see done or improvements they would like to have funded. Mr. Appelgate stated that a bond vote will be needed. A Landscape Architect will be contracted to draft plans for the Committee to look at and review. He invited all members to attend their meetings held on the 2nd Thursday of the month. The Homeowners requested the meeting dates be posted on the website.

Next was the Open Forum. The Board fielded questions and suggestions from the homeowners. An issue concerning Allied Waste, the previous trash company was a concern of many homeowners. Allied Waste has been sending late statement notices to numerous homeowners regarding services they claim were due to them. The homeowners were informed that the statements were groundless and that Copperfield Community Association (CCA) had succeeded through legal efforts in getting Allied Waste to rescind their claim to these charges. The CCA is waiting on letters from Allied Waste absolving the homeowner association's s from these frivolous debts

Homeowner, Charles Brandman, made a motion that was seconded by Mr. Duffy to authorize the Board of Directors to approve the minutes of this annual meeting after posting the draft of the minutes on the community website for three weeks prior to the meeting that they are to be approved. The motion was unanimously approved by the members.

Another concern of the homeowners is the speed limit on some of the streets through the neighborhood. The Security Committee has looked into this issue before and explained the State has laws governing the limits and is very difficult to have changed.

Director, Jack Brooks, announced that he has sold his home in Westcreek and explained how quickly the home was sold. He and his family will be moving to a near-by retirement community sometime this summer. He wanted to share an opinion from the MUD's attorney concerning conflict of interest and explained that it is not a conflict of interest to serve on a MUD Board and a Homeowners Association Board at the same time. He asked that the opinion be made a part of these minutes.

There being no further business, the meeting was called to order at 9:05 p.m.

