

WESTCREEK VILLAGE COMMUNITY ASSOCIATION INC. (WVCA)

MINUTES OF BOARD MEETING

FEBRUARY 27, 2007

FOREST HEIGHTS MEETING ROOM

I. CALL TO ORDER and ANNOUNCEMENT OF QUORUM -

A quorum having been established by Board Members present, the Board Meeting of Westcreek Village Community Association (WVCA) was called to order at 6:41 p.m. Directors of the Board of WVCA present were Jaime Pierce, Lauren Schott Denton, and Jack Brooks. Also present were Jose Villegas and Angela Morgan representing Sterling Association Services, Inc. and homeowners Genevieve Fischer, Gary Vervake and Russell Woodruff.

II. APPROVAL OF THE AGENDA -

The first item was Approval of the Agenda. Jaime Pierce made a motion to approve the agenda. The motion was seconded by Lauren Denton and unanimously approved as submitted.

III. HOMEOWNERS AND GUESTS -

There being nothing from the audience in need of discussion, the Board went to the next topic.

IV. COMMITTEE REPORTS

A. Landscape - Russell Woodruff gave the Landscape Committee report. The Committee has been extremely busy with spring approaching. The committee had allotted a certain amount for tree removal for the current trees. However, the committee has received many more requests than expected. Therefore, the Committee is going to prioritize the needs and condition of each tree. The Committee had a successful meeting with TruGreen to review their schedule. The landscapers will be out the first of March to perform the 1st of 3 sprayings. Yard of the Month will resume in April. The Committee met with Troy at LAN concerning the repair or replacement of concrete. They have committed to making the repairs/replacement.

B. Crime Watch -Gary Vervake gave the Board an update on the Crime Watch Committee. Mr. Vervake informed the Board about the park lighting update he had received and asked that he be kept informed of any updates. He also explained how the Committee was preparing for the Board's Annual Meeting by preparing a map of Block Captains to show which streets are lacking blocks captains and volunteers. They would also like Sergeant Ruggerio there to update the homeowners on activity in the neighborhood. He would like homeowners to give him incident reports in writing. The committee also suggests placing an article in the newsletter concerning the need for homeowners to contact the utility companies prior to digging in their backyard easement or pipeline easement. He also suggested that the Board invite someone from the underground utilities company to speak at the Annual Meeting.

C. Finance - No Report

D. ARC - No Report

E. Pools & Parks – The report was given by Lauren Denton. She reported the Committee is working on dates for re-issuing the pool cards to gain access in the pool area. Jack Brooks stated that he didn't understand why the Board needed to reissue the pool cards. Lauren Denton explained the situation to him and stated that the Board already agreed on this course of action. The Committee is concerned about the lifeguards not having a locker, secure area or a locking cabinet to secure their personal effects. The Committee will check into this issue. "Jack Brooks stated to Sterling that he would like the formal rules and bylaws for what should and should not be discussed in Executive Sessions. Lauren Denton mentioned that Sterling had given the Board written examples of procedures from two similar neighborhood associations for the board to review. Jack was not in attendance during said Executive Session meeting where these packets were distributed, and asked Sterling to mail him the information so that he could review them.

F. DRC - Jaime Pierce gave an update on the Committee's activities. They prepared a lengthy list of violators and sent it to Management to prepare the violation letters and mail them out. Letters should include Copperfield Web address. They have been driving the community to see how homeowners were handling trashcans on the curb and whether they are storing them immediately.

G. Social – Lauren Denton gave a brief update by reporting the Committee needs volunteers to help with the Easter Egg Hunt and the Fourth of July Parade. The Committee also needs help with updating the two marquees.

H. CCA - Jaime Pierce gave the report for the CCA Committee in Roger Clayton's absence. The trash contract is still an issue and a representative from our new company, WCA, will be at the Annual Meeting. Allied Waste is sending out \$5.00 ser charge invoices to the homeowners. Homeowners who have called Allied have been told that the charge is for the first week on February, because WCA was not ready to pick up yet. This information is false. The Board is to refer homeowners to the Copperfield website about this issue. Pampered Lawns is scheduled to plant the seasonal color at all the entryways and landscape around the two new signs on Queenston.

I. Westcreek Master Plan Committee - Jack Brooks gave the report and informed the Board that MUD 264 has formed a committee with the Westcreek homeowners to create plans to implement improvements in the community. MUD Board Members and Regional Parks Planning will meet to learn what has been done in other communities. In addition, Jack is requesting a roster of all Westcreek committee members and chairpersons, with phone numbers and e-mail addresses, as well as the charters. The Board requests a roster of the Master Plan Committee.

Homeowner Gary Vervake raised concerns about an e-mail sent out by Board Member Jack Brooks regarding the trash survey. The e-mail included a file attachment with names, addresses, phone numbers and choices of all homeowners who returned a trash service survey. This e-mail raised concerns about privacy and the potential for mishaps when using large community distribution lists. Mr. Brooks stated that he had apologized to all homeowners involved and that releasing that typed of information was not his intention. Jamie Pierce said that the matter would be discussed in the Executive Session. Jack Brooks stated to Sterling that he wants by-laws and rules for what should and should not be discussed in Executive Sessions. Lauren Denton mentioned that, at the last Executive Session, Sterling gave the Board written examples of procedures from two similar committees for us to review. Jack was not in attendance during said Executive Session. He asked Sterling to mail him the information so he could begin reviewing these as well. The process of distributing information via e-mail will be reviewed.

Next on the agenda was Approval of the Minutes from the Board of Directors meeting held on January 23, 2007. A motion was made by Lauren Denton, seconded by Jaime Pierce, and unanimously approved.

Jose Villegas reviewed a Financial Report for the month ending January 31, 2007.

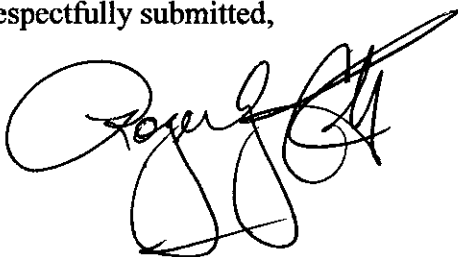
A trash service ballot update was given to the Board. Approximately 300 ballots have been returned to date.

Angela Morgan gave an update on the lighting projects in the park and pool area. A Centerpoint Service Consultant is to meet Ms. Morgan on March 2 to set a marker for the pole installation. The lights will be purchased and picked up 24 to 48 hours prior to the installation. The new lights should be installed within 2 to 4 weeks (weather permitting). Ranch Electric will move the pole from Hudson Oaks to Forest Heights.

The Executive Session portion of this meeting will be held on March 6, 2007 at 6:30 p.m. to allow for Roger Clayton and Ralph Berry to attend.

There being no further business before the Board, the Meeting adjourned at 8:30p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Roger Clayton", with a large, sweeping flourish extending upwards and to the right.