

WESTCREEK VILLAGE COMMUNITY ASSOCIATION INC. (WVCA)

MINUTES OF BOARD MEETING

March 27, 2007

COPELAND ELEMENTARY SCHOOL

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. by Roger Clayton, President. Directors of the Board of WVCA present were Jaime Pierce, Lauren Schott Denton, Jack Brooks and Ralph Berry. Also present are Jose Villegas and Angela Morgan representing Sterling Association Services, Inc. and homeowners listed on the attachment.

The agenda was approved as submitted.

II. HOMEOWNERS/ GUESTS TO ADDRESS THE BOARD

The main topic of tonight's meeting was the trash contract. President Roger Clayton reviewed the issue with the homeowners. He explained the reason for the vote came down to preference and cost, back door verses curbside trash pick-up and recycling verses no recycling. Homeowner Thomas Tolve and Sterling ASI representative Angela Morgan were asked to count the ballots. Mr. Clayton informed the audience of the number of proxies turned in to Management. He asked the audience to submit any proxies or ballots so the tabulations could conclude. The majority vote will determine the type of trash contract the community will have for the next three years effective May 1, 2007.

COMMITTEE REPORTS-

Landscape: Russell Woodruff gave a report on the activities of the Landscape Committee. Yard of the Month will run from April through September; update on tree replacement and the inspection of the pine trees. Russell Woodruff also informed the Board the pipeline project should be complete within the next few months.

Parks and Pools - Lauren Denton gave the Committee report. She reviewed the pool registration information with the Homeowners. She also told homeowners that signs would be placed around the community to remind them of the dates. Ms. Denton told everyone the new cards would not only keep uninvited guests out of the facility but would also prohibit residents who owe past due assessments from gaining access to pools and tennis courts. The Committee invited all to attend the meetings held on the first Wednesday of the month.

DRC - Jaime Pierce gave the committee report. The committee reports violations and corresponding addresses to Sterling, in addition to the twice-monthly inspections performed by the Sterling inspector. She also reported that homeowners could call Allied to pick up any remaining recycling bins. she reminded homeowners that debris is not to be placed in the easement or on the common property.

Social – There will be no Easter Egg Hunt this year, as no one stepped up to chair the event or help with it.

Roger Clayton gave an update on the committee's activities. They have stayed busy working on and revising the trash contract for all of the villages. He acknowledged receiving complaints about the unauthorized \$5.00 invoice sent by Allied Waste to everyone in the neighborhood. Mr. Clayton also fielded questions about the CCA fence and other topics. He advised homeowners to look at the website for current information.

Westcreek Master Plan - The Committee and the MUD Board are going to look at other neighborhoods for improvement ideas for our community. They will come up with ideas, hold open meetings and conduct surveys. Once they decide upon specific ideas, they will be placed before the homeowners for a decision. The process is expected to take over a year.

APPROVAL OF THE MEETING MINUTES

Next on the agenda was approval of the Minutes from the Board of Directors Meeting held February 27, and the Executive Session held March 6, 2007. Jaime Pierce made a motion to accept the minutes as presented. The motion, being seconded by Lauren Denton, was unanimously accepted.

Next on the agenda was re-affirming "Action taken outside of a Board Meeting" concerning parking at the Hudson Oaks Recreation parking lot. The Board approves of staff from Holmsley Elementary using our parking lot, but would like for them to use an identifying pass on the vehicle.

Also affirmed was that no additional light poles will be installed at the Hudson Oaks Recreational Facility other than the initial lights already voted on and approved.

FINANCIAL REPORT-

Ralph Berry and Jose Villegas went over the monthly financials for the month ending February 28, 2007, discussed the Financials and answered questions from the audience.

Homeowners told the Board about four-wheelers and other off-road vehicles driving in on the greenbelt and the playground area. Homeowners are encouraged to contact the Sheriff's Department to report the activity.

Management reported the missing storm drain cover/grate in the greenbelt has been replaced.

The audience was informed that the light pole in the Hudson Oaks pool area is going to be repaired at Greater Houston Pool Management's expense.

Thomas Tolve informed the Board that he and Ms. Morgan had finished counting the votes.

The Results are as Follows:

Garage/Back Door Pick-Up	- 321
Curbside Pick-Up	-206

Recycling -332

No Recycling -179

Trash Service as of May 1, 2007

Garage/Back Door Pick-up with Recycling

There being no further business before the Board, the regular session of the Board Meeting was adjourned at 8:45 pm.

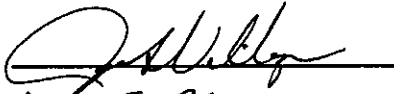

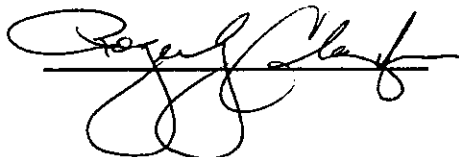
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TELLER REPORT

WE, as the 2007 Election Tellers, certify that the vote results as noted here are the actual results of the ballot conducted for the selection of trash services;

SERVICES:	# OF VOTES:
<u>GARAGE DOOR PICK UP</u>	<u>266 + 49 + 6 = 321</u>
<u>CURBSIDE PICK UP</u>	<u>183 + 18 + 5 = 206</u>
<u>RECYCLEING</u>	<u>282 + 41 + 9 = 332</u>
<u>NO RECYCLEING</u>	<u>150 + 27 + 2 = 179</u>

Witnessed:

Name	Signature
<u>Jose Villayas</u>	<u></u>
<u>THOMAS A. TOLVE</u>	<u></u>
<u>ROGER G. CLAYTON</u>	<u></u>