

MINUTES OF THE MEETING OF THE WESTFIELD TERRA HOMEOWNERS ASSOCIATION, INC.'S BOARD OF DIRECTORS MEETING HELD ON THURSDAY, AUGUST 19, 2008 AT 20222 MISTY COVE, KATY, TEXAS 77449 AT 5:30 P.M.

DIRECTORS PRESENT:

Audrey Gurski
Will Shutt
Liz Gonzales

IN ATTENDANCE:

Rachel Schmutz, representing Crest Management Company, Inc. as managing agent.

CALL TO ORDER & ADOPTION OF AGENDA:

The meeting was called to order at 5:45 p.m. by Will Shutt. Rachel Schmutz acted as recording secretary. The agenda was adopted as presented.

MEETING MINUTES:

The Board was presented with the minutes of the meeting of July 17, 2008. After review, the Board approved the minutes.

FINANCIAL REPORT:

The agent advised the Board that there was \$182,111.40 in the operating accounts, \$20,369.35 in the non-capital reserve account and \$75,552.69 in accounts receivables. The Board instructed the agent to find out if the delinquencies could be reported to the credit bureaus. The financials were discussed in detail and approved as presented.

DEED RESTRICTIONS:

The Board was presented with the deed restriction edit report for review.

NEW BUSINESS:

UPDATE ON ACTION ITEM LIST:

The Board was advised of what items on the Action Item List remained unresolved since the last Board meeting.

RICEWOOD MUD UPDATE:

The Board was advised that the agent had no record of the detention pond or wrought iron fence being deeded to the HOA from the MUD. The agent also advised that no update had been received from Ricewood MUD on the items requested.

2009 BUDGET DISCUSSION:

The Board discussed the 2009 budget and instructed the agent to obtain pricing on the following items to be considered to be included in the 2009 budget:

- Pool deck resurfacing;
- Replacing the lifeguard stands;
- New pool furniture;

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- New shade structures;
- New tennis court.

ADDITIONAL BUSINESS:

The Board discussed the landscaping at the front entry and the need for the entry to be spruced up. The Board instructed the agent to set up a walk through with Mrs. Gonzalez and the landscapers. The Board also instructed the agent to have the ivy removed from the brick planter box wall so that it matches the new brick planter box wall. The Board also instructed the agent to review the landscaping contract to determine if the detention pond was being mowed by the HOA.

The Board instructed the agent to have four (4) matching 'No Soliciting' signs installed with one at each entrance.

SCHEDULING OF NEXT MEETING:

The next meeting was scheduled for Tuesday, September 23, 2008 at 5:30 p.m. at 20222 Misty Cove, Katy, Texas 77449.

ADJOURNMENT:

There being no further business the meeting was adjourned at 6:35 p.m.

APPROVED:

Date

Secretary

Westfield Terra

Action Item List

July 17, 2008 Meeting– Unresolved Items

- Agent is to request the County reimburse the HOA for invoice 10664 for \$2289.76 from Gruenland for the repairs made to the irrigation. Damage due to the construction on Fry and Misty Cove. *Request has been made. Waiting on response from County.*
- Agent is to investigate the possibility of the ownership of the wrought iron fence around the detention pond being transferred to the HOA from the MUD. *Agent has requested a deed search be completed.*

August 19, 2008 Meeting – New Items

- Agent is to review their files from 2000, 2001, and 2002 for certificates for the bike parade.
- Agent is to find out if delinquencies can be reported to the credit bureaus;
- Agent is to waive \$271.60 for account 302011.
- Agent is to continue requesting updates from Ricewood MUD.
- Agent is to obtain proposals for:
 - Pool deck resurfacing;
 - Replacing the lifeguard stands;
 - Pool furniture;
 - Shade structures;
 - Tennis court.
- Agent is to schedule a walkthrough of the front entry with Mrs. Gonzalez and Gruenland.
- Agent is to have the ivy removed from the north brick planter box to match the new brick wall.
- Agent is to order and install four matching “No Soliciting” signs.
- Agent is to review the landscaping contract to see if the detention pond is mowed by the Association.