

MINUTES OF THE MEETING OF THE WESTFIELD TERRA HOMEOWNERS ASSOCIATION, INC.'S BOARD OF DIRECTORS' WHICH WAS HELD ON THURSDAY, JANUARY 15, 2009 AT 20222 MISTY COVE, KATY, TEXAS 77449 AT 5:30 P.M.

DIRECTORS PRESENT:

Audrey Gurski
David Morris
Will Shutt

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 5:40 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 December 5, 2008. After review, the Board approved the minutes.

DEED RESTRICTIONS:

The Board was presented with the deed restriction edit report for review and pictures of two homes that had failed to repair their deed restriction violations. After review, the agent was instructed to hold on account 203068 until March and to forward 105015 to the attorney.

NEW BUSINESS:

ELECTRICITY PRICE COMPARISON:

The Board was presented with a comparison spreadsheet showing electricity rates from Glacial Energy and Reliant Energy. After a lengthy discussion, the Board advised the agent that they would like additional information on Glacial Energy and they would like to see sample invoices.

POOL & CLUBHOUSE ELECTRICITY INFORMATION:

The Board was presented with a spreadsheet showing electrical invoices for meter number W67087231 for the clubhouse and pool that were incorrectly paid for by the Westfield HOA for 2008. The Board was advised that the debt may go back to the initial installation of the meter in 2003 when the clubhouse was built, but further investigation was ongoing to confirm the actual beginning date of the billing error. The Board instructed the agent to provide the KWH history on the meter.

MONUMENT REPAIR PROPOSALS:

The Board was presented with three proposals to repair the monument sign. After review of the proposals, the Board was advised that Texas Masonry had been contacted and were instructed to provide a line item proposal showing the cost for the brick wall build up and a cost for the granite portion. The Board discussed the proposals and agreed that once the revised proposal is received for the brick wall build up, the agent is to instruct the vendor with the lowest price to begin repairs.

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MARQUEE PROPOSALS:

The Board was presented with two proposals to refurbish the existing marquee and options to install a new marquee. The Board was advised that additional proposals to encase the existing marquee with materials to match the clubhouse had been requested, but not yet received. The Board also advised the agent that the marquee was still not illuminated. This item was tabled for discussion at the next monthly meeting.

POOL FURNITURE PRICING:

The Board was presented with pool furniture pricing for review. This item was tabled for discussion at the next monthly meeting.

SCHEDULING OF NEXT MEETING:

The next meeting was scheduled for Thursday, February 12, 2009 at 5:30 p.m. at the clubhouse.

ADJOURNMENT:

There being no further business to come before the Board, the meeting was adjourned at 6:35 p.m.

APPROVED:

Date

Secretary