

MINUTES OF THE MEETING OF THE WESTFIELD TERRA HOMEOWNERS ASSOCIATION, INC.'S BOARD OF DIRECTORS' WHICH WAS HELD ON THURSDAY, APRIL 14, 2009 AT THE COMMUNITY'S CLUBHOUSE WHICH IS LOCATED AT 20222 MISTY COVE DRIVE, KATY, TEXAS 77449 AT 5:30 P.M.

DIRECTORS PRESENT:

Audrey Gurski
David Morris
Mike Benoit

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 Mike Benoit. 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 March 31, 2009. After review, the Board approved the minutes.

FINANCIAL REPORT:

The agent advised the Board that there was \$232,167.59 in the operating accounts, \$20,559.67 in the non-capital reserve account and \$128,083.97 in accounts receivables. The Board was advised that 81.84% of the 2009 assessments had been collected. The agent was instructed to add the proceeds received from the insurance company into the income statement where the expenses for hurricane damage were paid. The financials were discussed in detail and approved as presented.

DEED RESTRICTIONS:

The Board was presented with the deed restriction edit report for review and pictures of homes that had failed to repair their deed restriction violations. After review, the agent was instructed to hold on accounts 107033 and to send a final certified demand on accounts 103012 and 203068. The agent was instructed to close the deed restriction violation file on account 103015 and to inform the neighbor that the violation has been corrected and this is now considered a neighbor to neighbor dispute.

NEW BUSINESS:

MONUMENT LIGHTING PROPOSAL:

The Board was presented with two proposals to install solar lights on the monument at Clay Road. The Board advised the agent that they would investigate the lights at Walmart and Home Depot.

BASKETBALL COURT PROPOSALS:

The Board was presented with three proposals to install a basketball court on the common area. After discussion, the Board agreed to table this item indefinitely as the funds were not readily available to undertake the improvement.

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POOL HOUSE GUTTER REPAIR:

The Board was presented with a proposal to relocate the downspout and repair the gutter on the pool house by the storage room. After review, the Board accepted the proposal from Tuttle Construction in the amount of \$619.18 and instructed the agent to inquire on having the black silt powerwashed from the pool deck.

RECALL ANNUAL MEETING SCHEDULING:

The Board discussed the need for a recall annual meeting to hold an election for the one open director's position.

SCHEDULING OF NEXT MEETING:

The next meeting is the recall annual meeting and was scheduled for May 14, 2009 at 6:30 p.m. at the clubhouse. A Board meeting is to be held at 5:30 p.m. prior to the recall annual meeting being held.

ADJOURNMENT:

There being no further business to come before the Board, the meeting was adjourned at 6:55 p.m.

APPROVED:

Date

Secretary