

MINUTES OF THE MEETING OF THE WESTFIELD TERRA HOMEOWNERS ASSOCIATION, INC.'S BOARD OF DIRECTORS' WHICH WAS HELD ON THURSDAY, MAY 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
Will Shutt
Liz Gonzales

IN ATTENDANCE:

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

CALL TO ORDER & ADOPTION OF AGENDA:

The meeting was called to order at 5:30 p.m. by Liz Gonzales. 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 April 14, 2009. After review, the Board approved the minutes.

FINANCIAL REPORT:

The agent advised the Board that there was \$182,813.45 in the operating accounts, \$20,564.13 in the non-capital reserve account and \$128,083.97 in accounts receivables. The Board was advised that 87.44% of the 2009 assessments had been collected.

The Board was presented with a payment plan request for account 701020. After review and discussion, the Board accepted the payment plan.

The financial report was 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 account 504005 and to email the first letter sent to account 203068 to the Board for review and direction. The agent was instructed to forward accounts 103044, 103012 and 104024 to the attorney for legal pursuit.

NEW BUSINESS:

CLUBHOUSE RENTAL REQUEST:

The Board was presented with a request to rent the clubhouse by the Grand Oaks HOA, Inc. on June 4, 2009. The Board approved the rental request and advised that a \$250.00 fee would be charged.

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ACC APPLICATIONS:

The Board was presented with ACC Applications for review and approval.

SCHEDULING OF NEXT MEETING:

The next meeting was scheduled for June 17, 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 6:45 p.m.

APPROVED:

Date

Secretary