

MINUTES OF THE MEETING OF THE WESTFIELD TERRA COMMUNITY ASSOCIATION, INC.'S BOARD OF DIRECTORS' WHICH WAS HELD ON WEDNESDAY, FEBRUARY 10, 2010 AT THE COMMUNITY'S CLUBHOUSE WHICH IS LOCATED AT 20222 MISTY COVE DRIVE, KATY, TEXAS 77449 AT 5:30 P.M.

DIRECTORS PRESENT:

Will Shutt
David Morris
Audrey Gurski
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 5:40 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 8, 2009. After review, the Board approved the minutes.

HEARING REQUEST:

The owner of account 106037 whom had requested a hearing on their deed restriction violation did not attend the meeting.

FINANCIAL REPORT:

The agent advised the Board that there was \$71,624.24 in the operating accounts, \$10,572.83 in the non-capital reserve account and \$73,351.77 in accounts receivables. The Board was advised that 95.11% of the 2009 assessments had been collected and that the Association ended 2009 with a deficit of \$8,858.99. The delinquent accounts were reviewed and the Board was advised of the current status on each account.

DEED RESTRICTION EDIT REPORT:

The Board was presented with the deed restriction edit report for review along with the certified demand letter and picture of the corresponding violation on account 103051 in which the homeowner had failed to apply for architectural approval for yard art and a decorative gate. After review, the Board agreed that the violation did not warrant legal action and instructed the agent to complete the necessary application for approval of the improvements.

NEW BUSINESS:

BANK SIGNATURE CARDS:

The Board was presented with bank signature cards for review and signature.

ADDITIONAL BUSINESS:

The Board expressed their displeasure with the holiday decorations and instructed the agent to check the contract for the termination date.

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The Board discussed the upcoming spring color change out and requested that the change be delayed until the freezing weather had subsided. The Board also instructed the agent to have the landscapers provide the selection of flowers to allow Mrs. Gurski and Mrs. Gonzales to make the selection.

A discussion was held regarding the upcoming annual meeting of the members. The Board agreed that to increase participation of the residents, they would grill hot dogs at the clubhouse and inform the residents that food would be provided. Mrs. Gonzales stated she would organize the food and instructed the agent to contact the Social Committee Chair to request volunteers and assist in coordinating the function.

SCHEDULING OF NEXT MEETING:

The next meeting is the Annual Meeting of the Members and was scheduled for April 8, 2010 at 7:00 pm. A brief board meeting was scheduled for 6:00 p.m. prior to the Annual.

HOMEOWNER INPUT:

Mr. Kurt Hopke was in attendance to view the discussions of the Board.

ADJOURNMENT:

There being no further business to come before the Board, the meeting was adjourned at 7:05 p.m.

APPROVED:

Date

Secretary