

MINUTES OF THE MEETING OF THE WESTFIELD TERRA COMMUNITY ASSOCIATION, INC.'S BOARD OF DIRECTORS WHICH WAS HELD ON THURSDAY, FEBRUARY 17, 2011, AT THE COMMUNITY'S CLUBHOUSE LOCATED AT 20222 MISTY COVE DRIVE, KATY, TEXAS 77449 AT 5:30 P.M.

DIRECTORS PRESENT:

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 5:50 p.m. by David Morris. 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 2, 2010. After review, the Board approved the minutes.

FINANCIAL REPORTS:

The agent advised the Board that as of December 31, 2010 there was \$17,175.79 cash carry over in the operating accounts, \$10,484.49 in the non-capital reserve account and \$63,203.12 in accounts receivables. The Board was advised that 95.06% of the 2010 assessments had been collected. The Board instructed the agent to allocate \$10,000.00 of the 2010 cash carry over to the non-capital reserve account.

The agent advised the Board that as of January 31, 2011 there was \$238,238.83 in the operating accounts, \$10,484.49 in the non-capital reserve account and \$168,719.98 in accounts receivables. The Board was advised that 66.56% of the 2011 assessments had been collected.

DEED RESTRICTION EDIT REPORT:

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

NEW BUSINESS:

NEIGHBORHOOD WATCH COMMITTEE:

Gina and David Sanders addressed the Board and advised that they were interested in being appointed the Neighborhood Watch Committee Chair which was vacant. After discussion, the Board appointed David Sanders to fill the committee chair position. A lengthy discussion was held with Mr. Sanders regarding their intentions for the Neighborhood Watch Committee and possible future event ideas.

COMMUNITY GARAGE SALE:

Mr. & Mrs. Sanders had ideas on holding the community garage sale in conjunction with a community market place. The Board presented ideas on the market place for the community and instructed Mr. Sanders to provide a date for the community garage sale to the agent to be included in the annual meeting notice and newsletters.

SCHEDULING OF NEXT MEETING:

The next meeting is the Annual Meeting and was scheduled for March 24, 2011 at 7:00 p.m. with a Board meeting to be held at 6:00 p.m.

HOMEOWNER FORUM:

Numerous homeowners addressed the Board with their concerns which included the following:

- Update on the request to have a sidewalk installed along the detention pond on Upland Fair;
- Request to run blurb in the newsletter requesting owners pick up the Chronicle advertisements that are delivered every week;
- Request for the Board to consider upgrading the playground;
- Request for the Board to consider installing a walking trail around the MUD lake or the common area.

ADJOURNMENT:

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

APPROVED:

Date

Secretary