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Minutes— WW-BM, 12-15-10
Westwood Estates Community Improvement Association Board Meeting
PO Box 2123; Bryan, TX 77805   http://westwoodestates.wordpress.com

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Minutes

1. **Order**: meeting called to order,   12-15-10, 8:04 pm.

2. **Board members** present: Mark Coppock, Walter Kamphoefner, Dustin Vaughn, Nancy Coppock

    Others present: Clyde Garland

3. **Agenda** accepted with the following changes: add Discuss Oil Co. offer under #8

4. **Minutes** from meeting 11-17-10 accepted with the following changes: none

5. **Treasurer Report** by Kamphoefner: Last balance, 11-17-10, $ 20,759.61
                                                                       New balance, 12-14-10, $ 20,711.50

    Major Expenses that occured,   **11-17-10 >> 12-15-10:** BTU-working through credit; Clyde Garland:$2000 park repairs,
                              Birl $320, Holland: deposit $350
    Major Expenses projected,   **12-15-10 >> 01-13-11:** Clyde Garland $1100 for more park repairs

6. **Officer and Block Reports**:

Officer	Block Name	Activity
Coppock	WWS	water leak reported in park

7. **Old Business** (Action Items):
    - Follow-up on Clyde's repairs in the park: replaced 5 retaining wall posts, tied 7 back with cables, installed 7
      landscape timbers at top. Added to previous work, turned in invoice for $2K. Additional work to be completed:
      trench to divert water from wall ($600), seal wall after pressure washing ($300) and fix the remaining 3 water
      leaks ($200), see below
    - Need for grass cutting along north side of Gabbard/North Traditions Drive: grass has been cut
    - HOA Packet requests from realtors: Nancy will get them to the realtors
    - 133K gallon water bill: account has been issued a credit

8. **New Business** (Action Items):
    - leak found in park: Board had agreed to pay Clyde to troubleshoot/repair. Clyde repaired main leak; reported
      three small additional leaks totaling an estimated 360 gallons/mo. Board approved Clyde to fix.
    - Annual meeting preparations: Nancy will reserve the school cafeteria, print 200 proxies and distribute to block
      captains.
    - Oil company leasing WWE's mineral rights offered to buy. Board voted no.

9. **Meetings**: Next meeting: Next meeting is the Annual meeting 1-13-2011 at Mary Branch Elementary.

10. **Adjourn**: meeting adjourns 12-15-10, 9:13 pm