

The Wharf Homeowners Association



The Wharf Homeowners Association (WHOA) Annual Membership Meeting

Minutes for February 14, 2015

The 2014 Annual Membership Meeting of The Wharf Homeowners Association was held on February 14, 2015 at 10:00 a.m. in the League City Civic Center Conference Room.

Board Members Present

Robert Gray
Paddock
Mike Buehrer
Mark Russell

Forrest
Joe Sarabok

Also In Attendance

Chris Hullman, Property Manager,
TerraQuest Communities, Inc., Managing Agent
The Wharf at Clear Lake Maintenance Association,
Inc.

84 Homeowners (in person or by proxy)

- I. Call to Order and Quorum Verification
 - A. The meeting was called to order by Robert Gray at 10:10 AM;
 - B. The quorum verification (60 minimum required) was provided by Robert Gray.
- II. Robert Gray introduced the current Board Members, the Association Attorney (Ms. Trisha Taylor Farine), and the Association Property Manager (Chris Hullman), with Board Members' Positions and Terms as shown below:

Position	Name	Term	Homeownership
Director, President, Treasurer	Robert Gray	2014	707 Davis Road
Director, Vice President	Mike Buehrer	2015	709 Davis Road
Director, Secretary	Forrest Paddock	2015	691 Davis Road
Director, ACC Chairman	Jerry Aho	2015	659 Davis Road
Director, ACC Member	Mike Wilbanks	2014	715 Davis Road
Director, ACC Member	Joe Sarabok	2016	791 Davis Road
Director	Mark Russell	2016	2416 Crow's Nest Dr.

- III. Annual Report to Membership by Robert Gray (President)
 - A. Review of Key Administrative, Maintenance and Improvement Projects Completed in 2014:
 1. ACC Requests processed (27);
 2. Power of Attorney (League City Police Department);
 3. 2013 Independent Audit Report;



The Wharf Homeowners Association

4. Loan Renewal (Frost Bank);
 5. Community Events (Springfest and Oktoberfest);
 6. Remaining 62 garages repaired and painted (all garages now completed);
 7. Renovation of 2 unaltered amenity decks and 1 unaltered entry deck;
 8. All concrete sidewalks pressure washed;
 9. Targeted concrete repairs to sidewalks and driveways;
 10. Davis Pool Theme Tower design, manufacturer, and contractor selected; and
 11. Upgraded landscaping installation by Maas Nursery along Davis Road Common Area.
- B. Additional areas studied by the Board of Directors in 2014, and a likely key area of continuing focus in 2015 are as follows:
1. Townhome siding repairs and painting (with satin finish paint), and addressing the most weathered first at the west end of the community; and
 2. Targeted concrete repairs to sidewalks and driveways.
- C. Mr. Gray provided a brief overview of the financials as follows:
1. The 2014 actual expenditures were slightly more (approximately 5%) than budgeted expenditures due to the completion of all the remaining 62 garages;
 2. The 2015 fiscal year will be the fifth consecutive year with no increase in any of the owners' maintenance assessment fees; and
 3. Approximately two thirds of the Association's approximate \$30,000 of total monthly revenues is allocated for non-discretionary essential services, and the remaining approximate one third (or \$10,000 per month) is discretionary to be targeted by the Board toward the highest priority maintenance and improvement projects.
- D. Mr. Gray additionally noted the following items:
1. The Wharf's 2014 Springfest and Oktoberfest were very well received, and The Wharf is now planning a 2015 Springfest (tentatively scheduled for the last Saturday in April) with live music and crawfish, fried fish, and jambalaya; and
 2. The Davis Road Pool Theme Tower is tentatively scheduled for completion in the April/May 2015 time-frame, subject to funding approval.
- IV. Homeowners Comments and Questions
- A. Various homeowners indicated some concern related to dogs, parking and siding repairs;
- B. Owners were advised to call League City Animal Control concerning dog violations; to advise the Property Manager of specific Guest Parking violations (owners can immediately call the contracted towing company for any Fire Lane and Reserved Parking violations); and Robert Gray and Joe Sarabok indicated an analysis of the

The Wharf Homeowners Association

remaining necessary siding repairs will be accomplished and thereafter these repairs will be appropriately prioritized and scheduled; and

- C. Ms. Cat Buehrer (709 Davis Road) indicated that at times vehicles in the Guest Spaces in front of her townhome block access to her entry staircase, and that better control of these two Guest Parking Spaces is needed. The Property Manager advised he would look at this situation and develop a recommended solution.

V. Nominations for Directors

- A. The following Directors are at the end of their terms:

1. Robert Gray (2014)
2. Mike Wilbanks (2014)

- B. Candidates indicating their desire to serve on the Board of Directors were Robert Gray (707), Mike Wilbanks (715), Carl LaFoy (791), and Ken Romano (779).

- C. Since there were a total of two (2) Director Positions available for three (3) year terms, and a total of four (4) Director Candidates, Robert Gray requested that paper ballots be distributed and written votes be submitted:

1. A total of 76 written ballots were collected and the votes were canvassed and recorded by Trisha Taylor Farine (Association Attorney) and Cat Buehrer (709);
2. The ballot collection and vote tallying was monitored by Forrest Paddock (Secretary);
3. The vote totals were as follows: Mike Wilbanks (62), Robert Gray (60), Ken Romano (16), and Carl LaFoy (13); and
4. The two (2) Candidates receiving the highest number of votes were Mike Wilbanks and Robert Gray.

VI. Adjournment

- 1) Robert Gray (707 Davis Road) made a motion to adjourn at 12:05 PM;
- 2) The motion was seconded by Mike Buehrer (709 Davis Road);
- 3) The motion was approved by all present.

Minutes submitted by:

Management Company

Minutes approved by:

Board of Directors

ATTESTED:



The Wharf Homeowners Association



Secretary
