

**THE BOARD OF TRUSTEES OF WESTCHESTER OWNERS COMMITTEE HELD THEIR REGULAR SCHEDULED MEETING ON Tuesday, June 19 AT 7:00 PM AT Westchester Pool Pavilion**

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**ESTABLISHMENT OF QUORUM** - Quorum was established with the following Trustees present: President Robin Motley, Secretary Kristin Anthony, VP Monica Howard, Treasurer Bonnie Tyndall, Trustee Bill Tuttle, Trustee Russ Gray, Trustee Don Douglas, Trustee Sholay Kamp, Trustee Clay Roth and Trustee John DeFilippo.

**CALL TO ORDER/ADOPTION OF AGENDA** - The meeting was called to order at 7:10 pm by President Motley.

**HOMEOWNER FORUM** – Ruth Parks updated the board on recycling participants. We now have 155 homes. In addition she provided an update on Pool/Tennis membership which is now at 131 member families for a total of \$38,360 in revenue. 119 families signed up early before 4/1 and there are 34 new families. Ruth recommended continuing this pay structure for next year.

Ming Su indicated concern about the tennis gate not working properly. The board agreed to address this issue ASAP.

**APPROVAL OF MINUTES** - The minutes of the May meeting were formally approved and will be posted on the website. The board ratified the decision made outside the meeting including purchase of the new Grill and toddler play items.

**FINANCIAL REPORT** - Bonnie Tyndall

- The financial statements of the Association show as of May 31, 2013 there was \$1,701.25 in the operating account, \$194,972.22 in the operating money market account and \$90,723.45 in the non-capital reserve account. There is currently one certificate of deposit in the amount of \$50,387.07. There is a total of \$4445.43 owed to the association by owners.
- The board discussed submission of receipts to best fit. The eligible trustee should submit the receipts to BF to best keep track of their budget. If a homeowner or non-trustee needs to receive re-imburement, they should send the information to the appropriate trustee and that person will forward it to Best Fit.

**POOL & TENNIS** – Monica Howard

- Just received notice that electrical contract is about to expire. The board moved, seconded and passed a motion to sign up with a company that is 6.6 or below and less than \$10 monthly charges for a two year contract. Robin will research and confirm with board via email.

**COMMUNITY RELATIONS** – Russ Gray

- New info form added to welcome packet for new residents.
- Several road improvements (SNAP) will be occurring over the next month in the neighborhood.

**SECURITY** – Don Douglas

- Security remains an issue at Wisteria Apartments.

**MAINTENANCE** – Bill Tuttle

- Many repairs are necessary and remain on-going in the pool house.
- Tree branches over the pool slide need to be cut and will let landscapers know.
- Currently researching additional outdoor lighting at the pool for added security and a sprinkler valve cover or possible movement of the sprinkler valve.

**RAP** – Sholay Kamp, nothing new to report

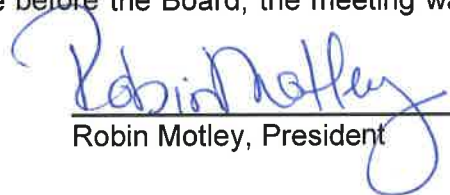
## OLD BUSINESS

- There are some fencing issues that have been reported at Dairy Ashford/Cindywood. Bill Tuttle is researching the cost of repair for this section as well as review and assessment of the entire outside fence on Dairy Ashford.

## NEW BUSINESS

- The board moved, seconded and passed a motion to purchase several items for the pool area including a leaf blower, power cord and 3 additional large trash cans.
- The board moved, seconded and passed a resolution to authorize spending \$30 per Westchester home (\$10,980) to pay for upgraded lighting on Memorial when it is reconstructed later this year/2014. This expenditure is in coordination with the Super Neighborhood and the Energy Corridor.
  - The board will host a town hall style meeting on Tuesday 7/9 to explain this in more detail to the neighborhood and will have a special meeting for a vote by residents on Monday 7/15.

**ADJOURNMENT** - There being no further business to come before the Board, the meeting was adjourned to Executive Session at 8:25pm.

  
Robin Motley, President