

**THE BOARD OF TRUSTEES OF WESTCHESTER OWNERS COMMITTEE HELD THEIR REGULAR SCHEDULED MEETING ON Tuesday, Aug 20 AT 7:00 PM AT St. John Vianney Rm E5**

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

**CALL TO ORDER/ADOPTION OF AGENDA** - The meeting was called to order at 7:00 pm by President Motley.

**APPROVAL OF MINUTES** - The minutes of the July meeting were formally approved.

**FINANCIAL REPORT** - Bonnie Tyndall/Robin Motley

- The financial statements of the Association show as of July 31, 2013 there was \$26,746.06 in the operating account, \$137,567.85 in the operating money market account and \$90,738.61 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 \$2770.01 owed to the association by owners.
- Kristin Anthony questioned the allocation of \$800 from reserves toward "landscaping improvements." Robin explained this was the unexpected cost to move the donated plants from the Greenpark home being torn down to the pool facility. This amount should not be taken from reserves but will be moved to "maintenance general" on the income/expense statement. In addition, the \$505.11 amount for the new grill ("pool furniture") will also be moved from the reserve section to "supplies" or "furniture" on the income/expense statement.

**ACC – Bill Tuttle**

- A revision to the ACC guidelines 2.23 and 3.01 was presented to the board for review and discussion. Joe Smith attended the meeting to explain and answer questions.
- Discussion addressed the 2 tree minimum requirement (2.23 E) and the lack of reference to keeping mature trees in the new section 2.23 G. Mr. Smith also recognized the need to review the City tree requirements for new construction to make sure our language matches.
- It was moved, seconded and passed to table the vote regarding this updated ACC guideline until the September meeting.
- The final proposed revision to the language will be included with the agenda that is sent out for September meeting.

**POOL & TENNIS – Monica Howard**

- Pool Party income to date is \$1410.00. Much has not been accounted for yet, several checks have just been turned in to the treasurer.
- Monica is researching a \$175 over-charge by the pool management company.
- It was moved seconded and passed to approve investigation of the pool property electricity specifically wiring to the pool lights on the north side.
- It was moved, seconded and passed that all payments be processed for H2Oasis.

**MAINTENANCE – Bill Tuttle**

- Bill received two bids for the fence repair at Cindywood that were both over the \$1000 approved amount.
- Bill is also researching the cost of repair of the entire fence along Dairy Ashford. After discussion, Bill will look at the cost of repairing specific sections of fence as well.
- Two bids for sprinkler valve cover are in, but will wait to see if needed.

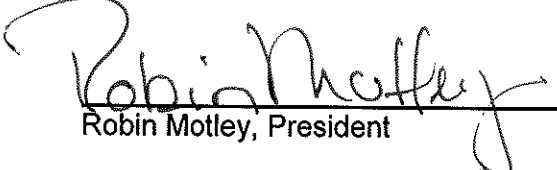
PATROL – nothing new to report

TRASH – nothing new to report

**NEW BUSINESS**

- It was moved, seconded and passed that any board member who manages expenses that have been approved within the overall annual budget present expenditures that exceed \$1000 to the board in advance of the expense occurring. In addition, all expenses over \$1000 require a minimum of 3 bids and vendors must include proof of insurance and a tax id with their bid.
- It was moved, seconded and passed that when this organization adopts a motion that is of a continuing nature such motions will be recorded in a notebook of "Standing Rules." This information will be kept by the secretary and will be available on the Westchester website. These motions can be rescinded or amended by previous notice and majority vote or by 2/3 vote without previous notice.

**ADJOURNMENT** - There being no further business to come before the Board, the meeting was adjourned to Executive Session at 8:15pm.

  
Robin Motley, President