

**THE BOARD OF TRUSTEES OF WESTCHESTER OWNERS COMMITTEE HELD THEIR
REGULAR SCHEDULED MEETING ON TUESDAY FEBRUARY 18, 2014 AT 7:00 PM AT ST.
JOHN VIANNEY CATHOLIC CHURCH, ROOM E2**

ESTABLISHMENT OF QUORUM- Quorum was established with the following Trustees present: President Bill Tuttle, Vice President Monica Howard, Secretary Brenna Norwood, Treasurer Bonnie Tyndall, Trustee Clay Roth, Trustee Robin Motley, Trustee John DeFilippo, Trustee Peter DellePezze, Trustee Bill Hopkins, and Trustee Russ Gray

CALL TO ORDER – The meeting was called to order at 7:15 by President Bill Tuttle.

HOMEOWNER FORUM – Ruth Parks discussed issues with the new trash hauler and gave board members contact information. Trustee DeFillippo requested anyone with problems notify him so he can track responses.

Michelle Pendleton updated the Board on the status of Nottingham Elementary in light of the recent apartment tear downs.

APPROVAL OF MINUTES – The minutes of the January Board Meeting were approved

FINANCIAL REPORT – There was \$254,526.27 in the operating fund, \$ 103,363.54 in the money market and \$103,323.84 in the non-capital reserve fund. There is a total of \$17,699.13 owed to the association by owners. Complete financials attached.

The time frame for Budget approval was discussed. The Budget was approved in November.

POOL/TENNIS- report attached. Discussion on non-guarded hours at the pool included insurance coverage and cost, mandated equipment and cost, access and safety concerns. Motion was made, seconded and passed to approve unguarded adult swim. Aquatic Advisors has been selected as the pool contractor. VP Howard is to provide a contract for signature at the March meeting.

VP Howard requested help with some of the maintenance issues at the pool.

MAINTENANCE- Nothing to report

TRASH AND PEST CONTROL- Report attached. Recycling issues were discussed.

PATROL- Report attached. A car was reported ransacked in a garage on Broadgreen. The board discussed our patrol hours and the possibility of having some night coverage.

RAP – Report attached. Advertising pricing was discussed and clarified. A request was made to include more local information and news in the RAP, including school news. Trustee Gray reported approximately 140 Westchester members of Next Door and noted it is a good communication tool for alerting neighbors to crime problems.

COMMUNITY RELATIONS – Report attached. Trustee Hopkins reported on the DART meeting and noted they had asked for a donation. The Board declined as that committee's work will primarily be north of Memorial Drive.

LEGAL - A motion was made, seconded and approved to adopt the CODE of CONDUCT as emailed to Trustees. It will be sent to the Association's attorney to file with Harris County Real Property Records and will be posted on the Westchester website.

The 209 Hearing Procedures were discussed. VP Howard requested a word document copy be emailed to her to check for conflicts with the statutes. Further discussion was tabled until the March meeting.

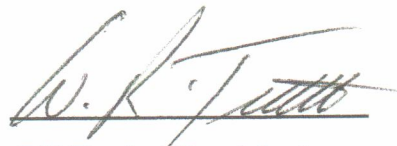
OLD BUSINESS- none to report

NEW BUSINESS-

A motion was made, seconded and approved to appoint Russ Gray to the ACC committee.

The Board adjourned to Executive Session.

ADJOURNMENT- There being no further business to come before the Board, the meeting was adjourned at 8:30. The next meeting will be Tuesday, March 18, at the St. John Vianney.

A handwritten signature in cursive script, appearing to read "W. R. Tuttle", written over a horizontal line.

Bill Tuttle, President