

THE BOARD OF TRUSTEES OF WESTCHESTER OWNERS COMMITTEE HELD THEIR REGULAR SCHEDULED MEETING ON TUESDAY, JULY 15, 2014 AT 7:00 PM AT THE WESTCHESTER POOL PAVILION.

ESTABLISHMENT OF QUORUM - Quorum was originally established with the following Trustees present: President Bill Tuttle, Treasurer Bonnie Tyndall, Secretary Brenna Norwood, Trustee Bill Hopkins, Trustee John DeFilippo, Trustee Peter Delapezze, Trustee Robin Motley. VP Monica Howard, Trustee Russ Gray, Trustee Don Douglas and Trustee Clay Roth were absent.

CALL TO ORDER - The meeting was called to order at 7:03 pm by President Tuttle.

HOMEOWNER FORUM - Michelle Pendleton requested an update on the trash situation. She expressed concerns about keeping the recycling program. The trash hauler seems uncertain about which homes have recycling since the entire neighborhood is not scheduled for service. Additionally, some owners are being told by the trash men that back door pickup is not available, though it appears the trash is still being picked up.

It was discussed to have a straw vote at the annual meeting regarding approval for recycling for the entire neighborhood.

APPROVAL OF MINUTES - The minutes of the June Board Meeting were approved as presented.

FINANCIAL REPORT - Bonnie Tyndall

The financial statements of the Association show as of June 30, 2014 there was \$204,362.05 in the operating account, \$103,622.83 in the non-capital reserve account. There is a total of \$3,512.65 owed to the association by owners. Options for money market / CD purchases were discussed. It was approved to move the majority of cash from the operating fund to a money market account. Best Fit Solutions will transfer funds as needed to pay invoices.

LEGAL - Robin Motley

Another drive of the neighborhood is needed and will be scheduled soon. Several violations at various homes were brought to her attention by board members, including some utility and business trailers parked overnight.

POOL/TENNIS - Monica Howard – no report - absent

MAINTENANCE - Peter Dellapezze and Clay Roth

Discussed on going maintenance issues regarding electrical. He will review the landscape contract to determine the renewal date.

TRASH AND PEST CONTROL – John DeFillippo

Discussed issues with trash company – he will explore options with other companies and solicit bids. Mosquito spraying was discussed. A product from Cornelius is to be purchased and used at the pool.

PATROL – Don Douglas – no report – absent

RAP – Russ Gray – no report - absent

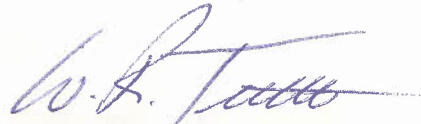
COMMUNITY RELATIONS – Bill Hopkins

Discussed parking problems near the new construction site. Westchester Villas said they have no current issues with commercial workers since signs were put up, but Westchester neighbors were continuing to park along the streets within Westchester Villas. He reported the surveying for new city waterlines has begun in the neighborhood.

OLD BUSINESS – no old business at this time

NEW BUSINESS – no new business at this time

ADJOURNMENT - There being no further business to come before the Board, the meeting was adjourned at 7:50 pm. The next meeting will be the August 19, 2014 at St. John Vianney, Room E5.

A handwritten signature in blue ink, appearing to read "W. A. Tuttle", with a long horizontal flourish extending to the right.

Bill Tuttle, President