

**THE BOARD OF TRUSTEES OF WESTCHESTER OWNERS COMMITTEE HELD THEIR RECALLED MEETING ON TUESDAY, JUNE 21, 2016 AT 7:00 PM AT THE WESTCHESTER POOL PAVILION**

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**ESTABLISHMENT OF QUORUM-** Quorum was established with the following Trustees present: President Bill Tuttle, Vice President Robin Motley, Treasurer Bonnie Tyndall, Trustee John DeFillippo, Secretary Mary DeBauche and Trustee Daniel Fischer. Trustee Dawn Dudley, Trustee Clay Roth and Trustee Dan Reed were absent.

**CALL TO ORDER** – The meeting was called to order at 7:10 by President Bill Tuttle.

**HOMEOWNER FORUM** – no homeowners present.

**APPROVAL OF MINUTES** – The minutes of the May 2016 Board Meeting were approved.

**FINANCIAL REPORT** – There was \$118,042.54 in the operating fund and \$99,023.12 in the money market. The non-capital reserve was \$114,731.97 in cash, and a CD in the amount of \$50,228.84 for a total of \$382,026.47. Outstanding receivables of maintenance fees, penalties and legal fees totaled \$25,448.28. Complete financials attached.

**POOL/TENNIS-** Vice President Motley advised the shower handles were broken and required an emergency fix since water was gushing out. The incident happened during a summer camp party sponsored by St. John Vianney so the bill was sent to the church. There has been push back from SJV because community members were also present during the times of the party. Discussion included a suggestion to make more regular contribution or donation to the church, as has been done in the past. VP Motley also asked that the maintenance of the pool area (except landscaping) be put under her jurisdiction for better coordination.

**MAINTENANCE-** Trustee Read absent, but reported in advance that light bulbs were replaced at the entrance off Dairy Ashford at Bramblewood with the help of President Tuttle.

**TRASH AND PEST CONTROL-** Trustee DeFillippo advised that he has received complaints about homeowners taking their trash to the curb earlier than statutes allow. Trash should not be put out earlier than the night before collection. Complaints have also been received about a missed recycling collection on June 17. The company has been having issues with one of their trucks, they picked up much of it the next day and has communicated that they are very sorry for the inconvenience. Trustee DeFillippo led a discussion about the mosquitos that carry the Zika virus and ways to prevent the spread. The mosquito is different from the types normally combatted with sprayers; the one that carries Zika is awake during the day. The best course is to get rid of all standing water. Homeowners can consider a service like Yard Guard or a sprayer/fogger for individual yards.

**PATROL-** Trustee Roth absent, but reported in advance that our constable that patrols the neighborhood was one of the first responders to the active shooting situation that occurred on Memorial Drive recently.

**RAP** –Trustee Dudley was absent. Nothing to report.

**COMMUNITY RELATIONS** –vacant

**LEGAL** – Trustee Fischer - report in executive session

**OLD BUSINESS** – The gate blocking the east monument on Pinesap will be moved once the Dominion apartments get a permit. Trustee Fischer will send a letter. A discussion was had regarding the unauthorized use of tennis courts by non-members and possible solutions.

**NEW BUSINESS-** The bid we received for sprinkler head repair at the east monument on Pinesap is incomplete and the job will be more than \$500, so we need more bids.

The Board adjourned to executive session.

**ADJOURNMENT-** There being no further business to come before the Board, the meeting was adjourned at 8:11pm. The next meeting will be June 21, 2017 at the pool pavilion

A handwritten signature in black ink, appearing to read "W. R. Tuttle". The signature is written in a cursive style with a horizontal line extending from the end of the name.

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**Bill Tuttle, President**