

THE BOARD OF TRUSTEES OF WESTCHESTER OWNERS COMMITTEE HELD THEIR REGULAR MEETING ON TUESDAY, AUGUST 16, 2016 AT 7:00 PM AT THE WESTCHESTER POOL PAVILION

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

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

HOMEOWNER FORUM – David Ruissard was present.

APPROVAL OF MINUTES – The minutes of the July 2016 Board Meeting were discussed and amended and will be submitted for approval at the September meeting.

FINANCIAL REPORT – There was \$99,221.53 in the operating fund and \$99,063.14 in the money market. The non-capital reserve was \$114,787.63 in cash, and a CD in the amount of \$50,258.23 for a total of \$363,330.53. Outstanding receivables of maintenance fees, penalties and legal fees totaled \$10,098.48. Complete financials attached.

POOL/TENNIS- Vice President Motley advised reports of unauthorized use of the tennis courts were not true so signs were not ordered, though an article was in the RAP encouraging users not to prop the gate open or allow unpaid users to play. She called for a discussion of the three tennis court bids sent to all trustees earlier and explained the post tension method each vendor planned to use. After lengthy discussion, including the impact on the reserves and questions about surveys and permits, a motion was made, seconded and approved to award the contract to AAA Court Services. President Tuttle noted since 4 trustees were not present it would be prudent to call for an email vote with results posted Monday, August 29. David Ruissard noted he has played on courts re-worked by some of the vendors and reported on their condition.

Vice President Motley was asked by the board to obtain 2 other bids for sprinkler repairs.

MAINTENANCE- Trustee Read absent, no report. Trustee Roth reported the Domain West fence and gate on Pinesap still remains an eyesore. The developers of Domain West have contacted the city for a permit to move the gate back so it does not block the Westchester monument but the process is moving slowly. They have assured Trustee Roth they are working toward getting the fence and gate moved.

President Tuttle will call Terry's Landscape about the poor condition of the entries, the dead flowers and digging a trench on the southeast corner of the pool to mitigate flooding the back door neighbor.

TRASH AND PEST CONTROL- Trustee DeFillippo absent.

PATROL- Trustee Roth reported an auto break-in on Quail Grove where a small item was stolen. All else quiet.

RAP –Trustee Dudley was absent. RAP articles will be due at the end of the month.

COMMUNITY RELATIONS –vacant David Ruissard mentioned he may know of a person to fill the position – he will forward contact info to President Tuttle.

LEGAL – Trustee Fischer – full report in executive session. He reported the perimeter fence along Dairy Ashford needs to be surveyed and encroaching shrubs and trees noted so owners could be sent letters asking for trimming or removal. Vice President Motley will walk with him at 8:00 am Sunday morning. He also plans a neighborhood drive this week-end with Trustee Roth and President Tuttle to cite violations.

OLD BUSINESS – none to discuss

NEW BUSINESS- all Trustees were reminded September will be the preliminary budget meeting so plan to have contract, maintenance and repair figures ready for discussion. President Tuttle will poll the board at the September meeting to identify trustees who agree to serve again and what vacancies may exist.

The Board adjourned to executive session.

ADJOURNMENT- There being no further business to come before the Board, the meeting was adjourned at 7:50 pm. The next meeting will be September 20, 2016 at St. John Vianney Catholic Church.

A handwritten signature in black ink, appearing to read "W.R. Tuttle". The signature is written in a cursive style with a long horizontal stroke extending to the right.

Bill Tuttle, President