

THE BOARD OF TRUSTEES OF WESTCHESTER OWNERS COMMITTEE HELD THEIR REGULAR MEETING ON TUESDAY, October 18, 2016 AT 7:00 PM AT ST. JOHN VIANNEY CHURCH, ROOM E-9

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

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

HOMEOWNER FORUM – One homeowner was present, but had no comments.

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

FINANCIAL REPORT – Treasurer Tyndall will not be running again, so volunteers are needed to fill this role; please contact Bill Tuttle if you're interested.

There is \$165,730.44 in the operating fund. The reserve fund has \$166,696.89. Outstanding receivables totaled \$8736.19 Complete financials attached.

Vice President Motley reviewed the final draft of the proposed budget. She suggested moving the projected income from swim and tennis club to \$42,000. The cost of legal collections due to more homeowners not paying fees will increase, so VP Motley suggest increasing that line item to \$2000, up from \$1500. Pest control increased 3%. The pool contract did not increase but we are in year 3 of a 3-year contract so we should expect an increase next year. Patrol contract did not increase.

VP Motley has moved out of the neighborhood and will not be running for office again next year. Because we will be losing her unique skill set and dedication to maintaining the pool and tennis club, the suggestion was made to investigate a full-service management company. The budgeted amount would be \$1840 more per year, but the service rendered would be worth much more. The budget reflects this possible increase, but the Board will need to investigate bids before deciding.

The budget includes increasing homeowner dues 5% from \$615 to \$645. This will add about \$23,348 to the reserves, which was a concern homeowners expressed at the Sept. meeting. If fees are increased the maximum of 5% again in 2018 then that will meet expenses and allow everyone in Westchester to be automatic members of the swim and tennis club with no additional fees, which was another wish expressed by homeowners. CCRs would still have to be modified, but without additional cost attached to the measure.

VP Motley will make the changes as discussed and circulate the revised budget to the Board for email vote this week.

COMMUNITY RELATIONS: Trustee Natasha Stearns had no report.

POOL/TENNIS- VP Motley gave an update on the tennis court rehab from AAA Court Services. The concrete was poured, and will need to rest for up to 30 days before the next phase. Pictures will be posted on the website.

MAINTENANCE- Trustee Read was absent, but reported lights and sprinklers have been repaired at the entrance but the sprinkler control line needs to be done in a conduit. Trustee

Roth said the lighting does not match, which needs to be addressed. Considering there have been ongoing issues with the current contractor, a motion was made to give them 30 days' notice of termination and solicit bids for a new landscape contractor. It was seconded and the motion carried. Trustee Roth also reported the Domain fence will be moved.

TRASH AND PEST CONTROL- This is an open position. Anyone interested should contact Bill Tuttle to volunteer.

PATROL- Trustee Roth had nothing to report.

RAP –Trustee Dudley will not run again for next year, so volunteers are needed to fill this role.

LEGAL – Trustee Fischer – full report in executive session.

OLD BUSINESS – None to review

NEW BUSINESS-

a. A USA Swim team is interested in using the pool for year-round club training – lessons and possibly meets. The time frame is Sept-June, and would not conflict with the Dolphin swim team practices or meets. They have submitted a general business plan, but many questions remain. There would be some up-front costs to install a heater, but the proposal involves revenue sharing as well. Trustees Roth, Stearns, President Tuttle and Secretary DeBauche volunteered to serve on a subcommittee to hold further discussions with the USA Swim team. The Board will hold a town-hall style meeting for homeowners to voice any questions or opinions they have on this venture.

b. Holding a discussion regarding changing CCRs to include all owners in swim and tennis club is somewhat moot if the finances work out as expected. The CCRs will still need to change, but the outcome of every homeowner being a member at no additional cost will be easier to make a reality. Trustee Stearns will include an article in the RAP about the situation.

c. The management contract discussion was handled in the financial report.

d. The issue was tabled regarding BOD responsibilities.

e. Regarding social media, BOD should only post links to the official Westchester neighborhood website.

f. Robin, John and Dawn will be leaving office at the end of the year. Clay is on the fence. Mary's house is on the market, so she might have to leave the Board as well. We are definitely going to need more volunteers.

The Board adjourned to executive session.

ADJOURNMENT- There being no further business to come before the Board, the meeting was adjourned at 8:37 pm. The next meeting will be November 15, 2016 at St. John Vianney Catholic Church, room E-9.



Bill Tuttle, President