

**THE BOARD OF TRUSTEES OF WESTCHESTER OWNERS COMMITTEE HELD THEIR REGULAR MEETING ON TUESDAY, November 15, 2016 AT 7:00 PM AT ST. JOHN VIANNEY CHURCH, ROOM E-9**

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

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

**HOMEOWNER FORUM** – No homeowners were present.

**APPROVAL OF MINUTES** – The minutes of the October 2016 Board Meeting were approved as amended.

**FINANCIAL REPORT –.**

There is \$88,549.63 in the operating fund. The reserve fund has \$166,696.89. Outstanding receivables totaled \$8736.19. Complete financials attached. We will be adding about \$36,000 to the reserve fund this year.

**COMMUNITY RELATIONS:** Trustee Natasha Stearns had no report. Joe will continue to attend Super Neighborhood meetings on behalf of Westchester.

**POOL/TENNIS-** VP Motley reported that the tennis courts are done. Everyone seems happy about the work done thus far. Three other neighborhoods booked with the same contractor based on their work for us.

**MAINTENANCE-** Trustee Read reported that the Dairy Ashford fence repairs are done. The lights on the monuments have all been replaced, but the light tones are off. Read will replace to match the brighter version. Three companies have responded to our bid request for the maintenance contract: LMC, Monarch and Junction. No actual bids have been received. Other companies were suggested. Trustee Read has not sent the termination notice to Terry yet, but will do so before the next meeting.

**TRASH AND PEST CONTROL-** This is an open position.

**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 –**

- a. Professional Management contract: since everyone had a chance to review the bids, discussion ensued. The front runner is Crest Management. A motion was made to meet with Crest Management at their offices to further review their services and proposed contract.
- b. Year-round Swim Club proposal: upon review, it was decided the negatives of having a commercial operation at the entrance of the neighborhood outweighed any positives. Trustee Roth will notify the Club that we decline the opportunity.

**NEW BUSINESS-**

Volunteers Ryan Bickley and Max Beattie were approved by acclamation to join the Board as Trustees.

The Board adjourned to executive session.

**ADJOURNMENT-** There being no further business to come before the Board, the meeting was adjourned at 8:20pm. The next meeting will be Dec 13, 2016 at the Pavillion.

A handwritten signature in black ink, appearing to read "W. R. Tuttle", written in a cursive style. The signature is positioned above a horizontal line.

**Bill Tuttle, President**