

THE BOARD OF TRUSTEES OF THE WESTCHESTER OWNERS COMMITTEE HELD THEIR REGULAR BOARD OF TRUSTEES MEETING ON TUESDAY, MARCH 21, 2017 AT ST. JOHN VIANNEY CHURCH, 625 NOTTINGHAM OAKS TRAILS, ROOM E-9, HOUSTON, TEXAS 77079. MEETING NOTICE ATTACHED AS EXHIBIT "A".

TRUSTEES PRESENT: Bill Tuttle, Natasha Stearns, Daniel Fisher, Richard Smith, Ryan Bickley, Clay Roth and Max Beatty. Dan Read was not in attendance.
Also present: Heather Esteban of Crest Management Company.

CALL TO ORDER:

The meeting was called to order at 6:05 P.M. The agenda was adopted as presented.

MINUTES

The minutes of the Board of Directors meeting held on February 28, 2017 were presented to the Board for review. A motion was made, seconded and approved to accept the minutes as written.

FINANCIAL REPORT

The February 28, 2017 financials were presented to the Board. As of February 28, 2017, there was a total cash balance of \$288,864.94 in the Operating Account and the Non-Capital Reserve Account had a balance of \$55,129.97. Account receivables totaled \$32,303.55.

COMMUNITY RELATIONS: Natasha Stearns advised the Board that she had nothing to report.

POOL & TENNIS: Bill Tuttle advised that Dan Read agreed to fill the pool & tennis position and that a meeting is being set up at Crest Management with the pool company, Ruth Parks, Dan Read and himself to discuss the upcoming pool season.

MAINTENANCE: Bill Tuttle advised that Clay Roth has agreed to fill the maintenance position. Currently Mario's Maintenance is working on lights out at the pool and monument signs and will be installing LED fixtures.

TRASH & PEST CONTROL: Ryan Bickley advised that he has contact the trash company to discuss the possibility of obtaining larger recycling bins.

PATROL: Clay Roth advised that there were no known issues.

RAP NEWSLETTER: Daniel Fisher advised that he is looking for a new printing company as the current company is no longer in business.

BUSINESS

Pool Contract Renewal – Mr. Tuttle advised he had requested a few minor changes to the renewal contract and he is still waiting to receive the updated copy. He will send an email to the Board with his recommendation once it has been received.

Pest Control Contract Renewal – The Board was presented with the contract renewal from Cypress Creek Pest Control. After review and discussion, a motion was made, seconded and approved by all to accept the contract.

Amendment of the ACC Guidelines –Ms. Esteban advised the Board that she has not finalized the revisions to the ACC Guidelines. This item was tabled until the next Board meeting.

Miscellaneous – Clay Roth asked for clarification on the limit of expenditures that an individual Committee member could approve without coming to the entire Board for approval. Mr. Tuttle advised if the expense was within the current budget, committee members can go ahead with the needed expense. If the work is above or outside of the current budget then any expenditure over \$300 requires Board approval.

Adjourn to Executive Session at 6:50 p.m. and adjourn back to regular session at 7:00 p.m.

EXECUTIVE SESSION DECISIONS

- Minutes were reviewed and approved from February 28, 2017.
- Deed Restriction report was reviewed.
- Trustee Update on Legal Matters

NEXT MEETING


The next regular meeting is to be held Tuesday, April 18, 2017 at 6:00 p.m.

ADJOURNMENT

There being no further business, and upon a motion duly made and seconded, the meeting was adjourned at 7:00 p.m.

APPROVED:

4/18/17
Date



Bill Tuttle, President