

**THE BOARD OF TRUSTEES OF THE WESTCHESTER OWNERS COMMITTEE HELD THEIR REGULAR BOARD OF TRUSTEES MEETING ON TUESDAY, MAY 23, 2017 AT ST. JOHN VIANNEY CHURCH, 625 NOTTINGHAM OAKS TRAILS, ROOM E-9, HOUSTON, TEXAS 77079. MEETING NOTICE ATTACHED AS EXHIBIT "A".**

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

**CALL TO ORDER:**

The meeting was called to order at 6:07 P.M. The agenda was adopted as presented.

**APPOINTMENT OF TRUSTEE TO FILL VACANT POSITION**

The Board discussed an email sent by Bill Tuttle advising that homeowner Kate Ghazi was interested in filling the vacant secretary position on the Board. A motion was made, seconded and approved by all to appoint Ms. Ghazi to the Board.

**MINUTES**

The minutes of the Board of Directors meeting held on April 18, 2017 were presented to the Board for review. Mr. Fisher advised of changes that needed to be made to the RAP newsletter portion of the minutes. A motion was made, seconded and approved to accept the minutes as amended.

**FINANCIAL REPORT**

The April 30, 2017 financials were presented to the Board. As of April 30, 2017, there was a total cash balance of \$279,064.67 in the Operating Account and the Non-Capital Reserve Account had a balance of \$55,131.51. Account receivables totaled \$14,048.27.

**COMMUNITY RELATIONS:** Daniel Fisher gave an update on the Super Neighborhood meeting that he recently attended.

**POOL & TENNIS:** Dan Read advised the pool is open however registration is slower this year. The handrail on the pool slide broke and he is currently looking for someone to weld it back on.

**MAINTENANCE:** Dan Read discussed the landscape contract proposals that had been sent out via email. After discussion a motion was made to give the current landscape company notice and sign a new contract with LMC.

**TRASH & PEST CONTROL:** Ryan Bickley advised the trash company is asking that the HOA sign a new contract. Mr. Bickley is continuing to look for alternative recycling bins.

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

**RAP NEWSLETTER:** Daniel Fisher advised that he is still looking for a new printing company.

**BUSINESS**

Pool Contract Renewal – Mr. Read advised he is going to ask for a one year renewal to be voted on at the next Board meeting.

Amendment of the ACC Guidelines – This item was tabled until the next Board meeting.

Miscellaneous – The Board discussed Yard of the Month and agreed that winners should be current on HOA fees. Dan Read will advise the volunteers to check HOA fees with Crest Management.

Adjourn to Executive Session at 6:54 p.m. and adjourn back to regular session at 7:12 p.m.

### **EXECUTIVE SESSION DECISIONS**

- Minutes were reviewed and approved from April 18, 2017.
- Deed Restriction report was reviewed.
- Trustee Update on Legal Matters.
- The Board approved sending delinquent accounts to the attorney for pursuit.

### **NEXT MEETING**

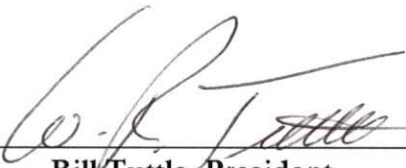
The next regular meeting is to be held Tuesday, June 20, 2017 at 6:00 p.m.

### **ADJOURNMENT**

There being no further business, and upon a motion duly made and seconded, the meeting was adjourned at 7:12 p.m.

**APPROVED:**

6/20/17  
Date

  
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Bill Tuttle, President