

THE BOARD OF TRUSTEES OF THE WESTCHESTER OWNERS COMMITTEE HELD THEIR REGULAR BOARD OF TRUSTEES MEETING ON TUESDAY, OCTOBER 24, 2017 AT 625 NOTTINGHAM OAKS TRAILS, ROOM E-9, HOUSTON, TEXAS 77079. MEETING NOTICE ATTACHED AS EXHIBIT "A".

TRUSTEES PRESENT: Bill Tuttle, Richard Smith, Max Beatty, Daniel Fisher, and Kate Ghazi. Clay Roth, Dan Read, Ryan Bickley and Natasha Stearns were 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 September 19, 2017 were presented to the Board for review. A motion was made, seconded and approved to accept the minutes as written.

FINANCIAL REPORT

The September 30, 2017 financials were presented to the Board. As of September 30, 2017, there was a total cash balance of \$205,175.64 in the Operating Account and the Non-Capital Reserve Account had a balance of \$55,170.81. Account receivables totaled \$1,274.96.

COMMUNITY RELATIONS: Natasha Stearns submitted her report in writing and is attached to the minutes.

POOL & TENNIS: Bill Tuttle advised there was nothing to report

MAINTENANCE: No report as Clay Roth was not in attendance

TRASH & PEST CONTROL: Ryan Bickley submitted his report in writing and is attached to the minutes.

PATROL: The Board discussed an email that had been sent out from Clay Roth regarding patrol options. The Board tabled further discussion regarding the patrol options until Mr. Roth was available to explain.

RAP NEWSLETTER: Daniel Fisher advised he was preparing the November RAP to go out.

NEW BUSINESS

2018 Draft Budget - The Board was presented with the proposed 2018 budget. A lengthy discussion was held and each individual line item was discussed and adjusted accordingly. A motion was made, seconded and carried to approve the budget as amended. The 2018 budget is attached as *Exhibit B*.

Set 2018 Assessment Rate - A motion was made, seconded and unanimously approved to set the 2018 assessment rate at \$677.00 per lot which represents a 5% increase from 2017.

Restricted Access to Public Streets - The Board discussed a request that the streets be closed or barricaded off where flooding damaged occurred to prevent traffic on the streets. The Board agreed that they do not have the authority to close the streets and recommended that owners who may not be living at home due to the flood fill out a vacation watch form with the constable.

The Board adjourned to Executive Session at 7:08 p.m. and returned to regular session at 7:10 p.m.

EXECUTIVE SESSION DECISIONS

- Minutes were reviewed and approved from September 19, 2017.
- Deed Restriction report was reviewed.
- Trustee Update on Legal Matters

NEXT MEETING

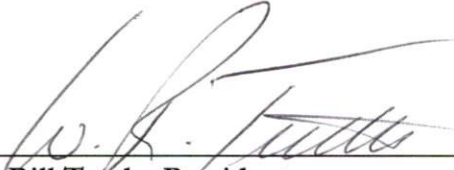
The next regular meeting is to be held Tuesday, November 21, 2017 at 6:00 p.m.

ADJOURNMENT

There being no further business, and upon a motion duly made and seconded, the meeting was adjourned at 7:10 p.m.

APPROVED:

11/28/17
Date



Bill Tuttle, President

Heather Esteban, CMCA, AMS

From: Natasha Stearns <nlkstearns@gmail.com>
Sent: Monday, October 16, 2017 7:20 AM
To: Beatty, Max; Bickley, Ryan; Dan Read; Daniel Fischer; Heather Esteban, CMCA, AMS; Ghazi, Kate; Roth, Clay; Smith, Richard; WILLIAM TUTTLE
Cc: Smith, Joseph
Subject: Re: WOC - October 2017 Meeting Reminder

nothing new to report on the CM front....just residents trying to resume some sort of normal. NNO was of course cancelled however the community dinner (thanks to Ruth) was a great time and a great turnout.

On Sun, Oct 15, 2017 at 10:10 AM WILLIAM TUTTLE <bilbert65@comcast.net> wrote:

Ladies & Gentlemen,

Our next WOC Board meeting is scheduled for Tuesday, October 24th, 6 PM @ SJV Church Room E-9.

We are required by law, to provide our owners a minimum 72 hour notice of the agenda. This includes any votes on expenditures or discussion of proposed changes in the "by laws & deed restrictions".

Each Trustee should submit, to all by e-mail, a written report, even if only to confirm no activity occurred.

The preliminary agenda should be distributed by Wednesday of this week to allow all Trustees to review & add topics. Please advise Heather Esteban at Crest of any specific topics you plan to bring up. This allows the Agenda to be published/distributed no later than the Friday before the meeting.

Regards, Bill

(M) 281-639-7603

Heather Esteban, CMCA, AMS

From: Ryan.Bickley@shell.com
Sent: Monday, October 16, 2017 6:52 AM
To: bilbert65@comcast.net; Clay.Roth@cbre.com; Heather Esteban, CMCA, AMS;
dfischer@abs-group.com; dpkread@hotmail.com; nlkstearns@gmail.com;
Kateghazi@gmail.com; rpsmith1@hotmail.com; mbeatty@diamondmccarthy.com
Cc: jvsmith2@swbell.net
Subject: RE: WOC - October 2017 Meeting Reminder

Bill/HOA,
Items to note:

Trash/Recycling: Full service is underway, no immediate concerns or issues I am aware of.

Mosquitos: I heard from one family, who backs up to our pool, did have issues with mosquitos, but after I spoke with him, he has not get gotten back with me. Nothing else to report.

From: WILLIAM TUTTLE [mailto:bilbert65@comcast.net]
Sent: Sunday, October 15, 2017 10:11 AM
To: Roth, Clay <Clay.Roth@cbre.com>; Esteban, Heather <heather.esteban@crest-management.com>; Daniel Fischer <dfischer@abs-group.com>; Dan Read <dpkread@hotmail.com>; Stearns, Natasha <nlkstearns@gmail.com>; Ghazi, Kate <Kateghazi@gmail.com>; Smith, Richard <rpsmith1@hotmail.com>; Beatty, Max <mbeatty@diamondmccarthy.com>; Bickley, Ryan L SOPUS-PTC/DTSH <Ryan.Bickley@shell.com>
Smith, Joseph <jvsmith2@swbell.net>
Subject: WOC - October 2017 Meeting Reminder

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