

THE BOARD OF TRUSTEES OF THE WESTCHESTER OWNERS COMMITTEE HELD THEIR REGULAR BOARD OF TRUSTEES MEETING ON TUESDAY, SEPTEMBER 18, 2018 AT 625 NOTTINGHAM OAKS TRAILS, ROOM E-9, HOUSTON, TX 77079. MEETING NOTICE ATTACHED AS EXHIBIT "A".

TRUSTEES PRESENT: Bill Tuttle, Max Beatty, Daniel Fisher, Kate Ghazi, and Peter DallePezze. Justin Reichenau, Natasha Stearns and Ryan Bickley were not in attendance. Also present: Heather Esteban of Crest Management Company.

CALL TO ORDER:

The meeting was called to order at 6:10 P.M. The agenda was adopted as presented.

HOMEOWNER FORUM

One owner was in attendance to ask the Board if pool and tennis membership would be included in the HOA maintenance fees soon. The Board advised that this was the short term goal and they would be reviewing the budget to see if this will be possible for 2019. The owner also advised the Board that there is a light out at the tennis court.

MINUTES

The minutes of the Board of Directors meeting held on August 21, 2018 were presented to the Board for review. A motion was made, seconded and approved to accept the minutes as written.

FINANCIAL REPORT

The August 31, 2018 financials were presented to the Board. As of August 31, 2018, there was a total cash balance of \$255,144.13 in the Operating Account and the Non-Capital Reserve Account had a balance of \$55,264.35. Account receivables totaled \$4,999.90.

COMMUNITY RELATIONS: No report as Natasha Stearns was not in attendance.

POOL & TENNIS: Peter DallePezze advised the Board that the pool should be open a few more weekend days as the pool company owes the HOA a credit due to closing the pool during the season for thunderstorms.

MAINTENANCE: Ms. Esteban advised the Board that the landscape company has not billed the HOA for any upgrades to the monument at Bramblewood and Dairy Ashford. The Board instructed Ms. Esteban to ask the landscape company for a proposal updated with fall flowers and to send it out to the Board.

TRASH & PEST CONTROL: No report as Ryan Bickley was not in attendance.

PATROL: No report as Justin Reichenau was not in attendance.

RAP NEWSLETTER: Daniel Fisher advised he had nothing new to report. Mr. Fisher also stated he would like to take the necessary steps to move forward with amending the bylaws so that the RAP no longer has to be printed.

BUSINESS

2019 Draft Budget Review – The Board was presented with the 2019 draft budget. Review of the budget was tabled until the next Board meeting so that all Board members could review the draft budget prior to discussing it.

Crest Contract Renewal – The Board was presented with the contract renewal from Crest Management. The Board asked Ms. Esteban if Crest would provide a two year contract renewal instead of a one year renewal.

Appointment of Director to Fill Vacant Position – Max Beatty advised the Board that homeowner Neil Maguire is interested in joining he Board. After discussion a motion was made, seconded and approved by all to appoint Neil Maguire to fill a vacant position on the Board which will expire at the annual meeting in 2019.

The Board adjourned to Executive Session at 7:05 p.m. and returned to regular session at 7:09 p.m.

EXECUTIVE SESSION DECISIONS

- Minutes were reviewed and approved from August 21, 2018.
- Deed restriction report was reviewed.
- Accounts receivable report was reviewed

NEXT MEETING


The next meeting will be held Tuesday, October 23, 2018 at 6:00 p.m.

ADJOURNMENT

There being no further business, and upon a motion duly made and seconded, the meeting was adjourned at 7:09 p.m.

APPROVED:

Date



Bill Tuttle, President