

THE BOARD OF TRUSTEES OF THE WESTCHESTER OWNERS COMMITTEE HELD THEIR REGULAR BOARD OF TRUSTEES MEETING ON TUESDAY, OCTOBER 23, 2018 AT 625 NOTTINGHAM OAKS TRAILS, ROOM E-9, HOUSTON, TX 77079. MEETING NOTICE ATTACHED AS EXHIBIT "A".

TRUSTEES PRESENT: Bill Tuttle, Natasha Stearns, Max Beatty, Justin Reichenau, Kate Ghazi, Neil Maguire and Peter DallePezze., Daniel Fisher 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 6:02 P.M. The agenda was adopted as presented.

MINUTES

The minutes of the Board of Directors meeting held on September 18, 2018 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, 2018 financials were presented to the Board. As of September 30, 2018, there was a total cash balance of \$229,471.49 in the Operating Account and the Non-Capital Reserve Account had a balance of \$55,277.06. Account receivables totaled \$4,258.12.

COMMUNITY RELATIONS: Natasha Stearns advised there was nothing to report.

POOL & TENNIS: Peter DallePezze advised the Board that he is obtaining pricing to switch the tennis court lights to LED, currently it is looking like it will be \$8,000 - \$10,000.

MAINTENANCE: No report as Neil Maguire is new to this position.

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

PATROL: Justin Reichenau advised that patrol has been monitoring intersections that are being used to cut through the neighborhood and avoid traffic. All concerns are being addressed by patrol quickly.

RAP NEWSLETTER: No report as Daniel Fisher was not in attendance.

BUSINESS

2019 Draft Budget - The Board was presented with the proposed 2019 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 2019 budget is attached as *Exhibit B*.

Set 2019 Assessment Rate - A motion was made, seconded and unanimously approved to set the 2019 assessment rate at \$711.00 per lot which represents a 5% increase from 2018.

Crest Contract Renewal - The Board was presented with the contract renewal from Crest Management. After discussion and review the Board approved the two year contract renewal with a start date of December 1, 2018.

Resignation of Director and Appointment to Fill Vacant Position - Max Beatty advised the Board that he would be resigning effective at the end of the meeting. Homeowner Jason Warren expressed an interest in joining he Board. After discussion a motion was made, seconded and

approved by all to appoint Jason Warren to fill a vacant position on the Board which will expire at the annual meeting in 2019.

The Board adjourned to Executive Session at 7:25 p.m. and returned to regular session at 7:30 p.m.

EXECUTIVE SESSION DECISIONS

- Minutes were reviewed and approved from September 18, 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 7:30 p.m.

APPROVED:

12-18-18

Date



Bill Furtle, President
Kate Ghazi