

THE BOARD OF TRUSTEES OF THE WESTCHESTER OWNERS COMMITTEE HELD THEIR REGULAR BOARD OF TRUSTEES MEETING ON TUESDAY, FEBRUARY 19, 2019 AT 625 NOTTINGHAM OAKS TRAILS, ROOM E-9, HOUSTON, TX 77079. MEETING NOTICE ATTACHED AS EXHIBIT "A".

TRUSTEES PRESENT: Mark Barrett, Jason Warren, Daniel Fisher, Kate Ghazi, Natasha Stearns, Justin Reichenau, Ryan Bickley and Peter DallePezze. Neil Maguire was not in attendance. Also present: Heather Esteban of Crest Management Company.

CALL TO ORDER:

The meeting was called to order at 6:00 P.M. The agenda was adopted as presented.

APPOINTMENT OF DIRECTOR TO FILL VACANT POSITION

A motion was made, seconded and approved by all to appoint Paul Khuri to fill the vacant position on the Board.

ELECTION OF OFFICERS

Upon a motion duly made and seconded the Board approved the officers as listed below.

President – Mark Barrett

Vice President – Peter DallePezze

Secretary – Kate Ghazi

Treasurer – Neil Maguire

Patrol – Justin Reichenau

Legal – Jason Warren

Sanitation/Mosquito Control – Ryan Bickley

RAP & Webmaster – Daniel Fisher

Community Relations & ACC – Natasha Stearns

Maintenance – Paul Khuri

MINUTES

The minutes of the Board of Directors meeting held on December 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 January 31, 2019 financials were presented to the Board. As of January 31, 2019, there was a total cash balance of \$314,770.92 in the Operating Account and the Non-Capital Reserve Account had a balance of \$100,023.93. Account receivables totaled \$46,934.98.

COMMUNITY RELATIONS: Natasha Stearns advised she has received the paperwork to register the community for National Night Out.

POOL & TENNIS: Peter DallePezze advised the Board that the pool gate, fences and diving board have been repaired. Mr. DallePezze is working on a fix for the slide instead of ordering a new slide this year. The Board agreed to hold a pool renovation workshop meeting after the Board meeting on March 19, 2019. The purpose of the meeting is to come up with a plan of action for the entire pool area.

MAINTENANCE: No report as this position was assigned to Paul Khuri during this meeting.

TRASH & PEST CONTROL: Ryan Bickley advised he was receiving few complaints about missed

trash pickup and overall everything was going well.

PATROL: Justin Reichenau advised he had requested a speed trailer for the corner of Pinesap and Bramblewood.

RAP NEWSLETTER: Daniel Fisher advised he will begin sending the newsletter out via email only and is encouraging owners to register to the Crest website.

BUSINESS

Pest Control Contract Renewal – The Board was presented with the contract renewal from Cypress Creek Pest Control. After discussion and review the Board approved the contract renewal as presented.

Landscape Enhancement – The Board was presented with a proposal to add landscaping to the 4 monument signs at Carolcrest and Bramblewood. The Board approved the proposal contingent on the specified plants being ok to plant during this time of the year.

2019 Pool & Tennis Fees – The Board discussed the 2019 fees and after discussion a motion was made, seconded and approved by all to set the following rates:

Early Bird Resident Rate - \$275

Early Bird Non-Resident Rate - \$375

Resident Rate - \$325

Non-Resident Rate - \$425

The Board adjourned to Executive Session at 6:55 p.m. and returned to regular session at 7:11 p.m.

EXECUTIVE SESSION DECISIONS

- Minutes were reviewed and approved from December 18, 2018.
- Deed restriction report was reviewed.

NEXT MEETING

The next meeting will be held Tuesday, March 19, 2019 at 6:00 p.m.

ADJOURNMENT

There being no further business, and upon a motion duly made and seconded, the meeting was adjourned at 7:11 p.m.

APPROVED:

3-19-19

Date



Mark Barrett, President