

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

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

CALL TO ORDER:

The meeting was called to order at 6:03 P.M. The agenda was adopted as presented.

MINUTES

The minutes of the Board of Directors meeting held on March 19, 2019 were presented to the Board for review. A motion was made, seconded and approved to accept the minutes as written.

FINANCIAL REPORT

The March 31, 2019 financials were presented to the Board. As of March 31, 2019, there was a total cash balance of \$307,309.66 in the Operating Account and the Non-Capital Reserve Account had a balance of \$100,096.72. Account receivables totaled \$17,626.42.

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

POOL & TENNIS: Peter DallePezze discussed the 2019 pool hours with the Board. Mr. DallePezze advised the Board that the main gate needs repair but all water issues should be taken care of. The mulch around the wrought iron fence needs to be replenished. Mr. Dallepezze reviewed 3 estimates to upgrade the tennis court lighting to LED, but will send the estimates out to all Board members for an email vote. He will also have the tennis court re-keyed to ensure only current members have access to the courts.

MAINTENANCE: Paul Khuri reviewed the proposals received for landscape maintenance. He will send the proposals out to the entire Board via email for a vote.

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

PATROL: Justin Reichenau advised Officer Fields is noticing an increase in vehicle rims and wheel theft, not in Westchester but in the surrounding area.

RAP NEWSLETTER: Daniel Fisher advised he had nothing new to report.

BUSINESS

Fence Height Discussion – The Board asked Ms. Esteban to send violation letters to all homes with fences taller than 7 feet.

The Board adjourned to Executive Session at 6:55 p.m. and returned to regular session at 7:12 p.m.

EXECUTIVE SESSION DECISIONS

- The Board approved sending 13 delinquent accounts to the attorney for pursuit
- The Board approved sending one account to the attorney for deed restriction violations

NEXT MEETING

The next meeting will be held Tuesday, May 14, 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 7:12 p.m.

APPROVED:

5-14
Date



Mark Barrett, President