

**THE BOARD OF TRUSTEES OF THE WESTCHESTER OWNERS COMMITTEE HELD THEIR REGULAR BOARD OF TRUSTEES MEETING ON TUESDAY, JULY 16, 2019 AT 14630 RIVER FOREST DRIVE, HOUSTON, TX 77079. MEETING NOTICE ATTACHED AS EXHIBIT "A".**

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**RUSTEES PRESENT:** Mark Barrett, Daniel Fisher, Natasha Stearns, Justin Reichenau, Peter DallePezze. Jason Warren, Neil Maguire and Kate Ghazi. Paul Khuri 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 6:05 P.M. The agenda was adopted as presented.

**MINUTES**

The minutes of the Board of Directors meeting held on June 11, 2019 were presented to the Board for review. A motion was made, seconded and approved to accept the minutes as written.

**FINANCIAL REPORT**

The June 30, 2019 financials were presented to the Board. As of June 30, 2019, there was a total cash balance of \$234,463.32 in the Operating Account and the Non-Capital Reserve Account had a balance of \$77,429.80. Account receivables totaled \$9,054.31.

**COMMUNITY RELATIONS:** Natasha Stearns advised she has submitted the application to participate in National Night Out this year. The Board confirmed they wanted to participate.

**POOL & TENNIS:** Peter DallePezze advised there have been no major issues with the pool. Mr. DallePezze has been in contact with the tennis court lighting manufacturer and will be requesting a light analysis from an independent 3<sup>rd</sup> party of the newly installed lights and the previous tennis court lights.

**MAINTENANCE:** No report submitted as Paul Khuri was not in attendance.

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

**PATROL:** Justin Reichenau advised there had been one break in on Oak Bend Drive but the authorities think it was a targeted event. Police urge all owners to be aware of their surroundings and to always lock house, garage and car doors.

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

**BUSINESS**

Ratification of Decisions Made Between Board Meetings – The Board ratified the following decisions:

- On June 20, 2019 the Board approved allocating up to \$4,000 for Elite Lighting of Texas to run new 240v power to the west side of the tennis courts.
- On June 20, 2019 the Board approved purchasing a lot survey for the pool and tennis courts from Thomas Land Surveying at a total cost of \$4,230.00.

The Board adjourned to Executive Session at 6:50 p.m. and returned to regular session at 7:00 p.m.

**EXECUTIVE SESSION DECISIONS**

- The Board reviewed the collection status report dated June 30, 2019.
- The Board reviewed the inspection report dated July 16, 2019 and approved sending Account #2570214015

to the attorney for failure to comply with the deed restrictions.

**NEXT MEETING**


The next meeting will be held Tuesday, August 20, 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 7:00 p.m.

**APPROVED:**

8-20-19  
Date

  
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Mark Barrett, President