

THE BOARD OF TRUSTEES OF THE WESTCHESTER OWNERS COMMITTEE HELD THEIR REGULAR BOARD OF TRUSTEES MEETING ON WEDNESDAY, MARCH 27, 2024, AT 625 NOTTINGHAM OAKS TRAIL, ROOM E9, HOUSTON, TX 77079. MEETING NOTICE ATTACHED AS EXHIBIT "A".

TRUSTEES PRESENT: Sy Zaidi, Mariana Johnson, John Henderson, Sean McBeth, and Adam Hampton.

TRUSTEES ABSENT: Russell Hodges, Justin Girard, Dath Collins and Jordon Giarratano were not in attendance.

ALSO PRESENT: James Hules of Crest Management Company.

CALL TO ORDER:

A quorum of the Board was present, and the meeting was called to order at 6:02 P.M.

HOMEOWNER FORUM

A few questions were raised by homeowners and the following topics were discussed during homeowner forum.

- Pool Facilities Remodel: A question was raised for this, and the board provided a brief overview of this project and discussed potential methods for collecting votes on it.
- A resident inquired about the possibility of conducting a reserve study. The board mentioned that they will look into this matter further.
- There was a question about installing flock cameras at the community entrances. A discussion ensued, and the board expressed their intention to look more into this matter.

MINUTES

The minutes of the Board of Trustees meeting held on December 12, 2023, were presented to the Board for review. A motion was made, seconded, and approved by all to accept the minutes with no correction.

FINANCIAL REPORT

The February 29, 2024, financials were presented to the Board. As of February 29, 2024, there was a total cash balance of \$341,755.52 in the Operating Account and the Non-Capital Reserve Account had a balance of \$71,778.23. Assessment receivables totaled \$37,545.33.

TRUSTEE REPORTS:

COMMUNITY RELATIONS: The Board provided updates regarding the community website and newsletter. It was also mentioned that there will be a blood drive this upcoming June.

POOL & TENNIS: The Board provided information regarding the 2024 pool fees. The costs associated with these are as follows: \$400 for Early Bird and \$450 for Regular price. Additionally, the board discussed this year's Swim team.

MAINTENANCE: The Board shared an update on the recent landscaping efforts carried out at the pool area.

TRASH & PEST CONTROL: Nothing to report currently.

PATROL: Nothing to report currently.

RAP NEWSLETTER: The Board discussed the responsibilities of the RAP position, which encompass community mailouts, mass emails, and website management. Additionally, the Board shared the website address: www.westchesterhouston.org.

POOL FACILITIES REMODEL: The Board advised that the committee is looking to receive colored drawings for the pool facility.

BUSINESS

Officer Organization – At 7:08 Pm a motion was made, seconded, and approved by all to appoint the following position.

SY Zaidi - President

Justin Girard - VP and Pool

Dath Collins - Secretary

John Henderson - Treasurer

Russell Hodges - Maintenance

Jordon Gerratano - Security & Patrol

Mariana Caceres - Legal

Adam Hampton - Trash Services

Sean McBeth - Newsletter

EXECUTIVE SESSION SUMMARY

- The Board reviewed the legal status report dated February 2024.
- The Board reviewed the collection status report dated March 11, 2024.
- The Board reviewed the inspection report dated February 29, 2024.
- The Board reviewed the enforcement action report dated March 22, 2024.

NEXT MEETING

The next meeting will be the annual meeting held on Tuesday, April 16, 2024, at 6:00 p.m.

ADJOURNMENT

There being no further business, and upon a motion duly made and seconded, the meeting was adjourned at 7:16p.m.

APPROVED:

Date

Syed Zaidi - President