

**THE BOARD OF TRUSTEES OF THE WESTCHESTER OWNERS COMMITTEE HELD THEIR REGULAR BOARD OF TRUSTEES MEETING ON TUESDAY, JUNE 21, 2022, AT 14703 CHADBOURNE DRIVE, HOUSTON, TX 77079. MEETING NOTICE ATTACHED AS EXHIBIT "A".**

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**TRUSTEES PRESENT:** Michael Williams, Ryan Renfro, Dave Anderson, Natalie Hightower, Russell Pae, Kristie Tobin, Joe Strong, Andrea Stevens and Erin Fulweber. 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.

**HOMEOWNER FORUM**

- An owner pointed out that the link to this Board's current meeting agenda was giving last month's agenda. Crest will be updating their website to be sure this mistake does not happen again.
- An owner asked if the problems with tennis membership were resolved. Trustee Renfro advised that the locks at the tennis court have been changed. The keys cannot be copied, and they can be tracked. Tennis players have been receptive to this change.
- An owner asked how many pool memberships had been purchased this year. Trustee Renfro replied that 159 families joined the pool. Of that number, 15 responded to fliers.
- An owner asked if the minutes from the earlier informal meeting at the pool would be posted. Trustee Williams stated that the minutes would be posted the next day.
- An owner inquired as to the procedure followed by the Board to approve expenditures. Trustee Williams stated that all expenditures are previously approved by the Board. The tree expenditure had previously been turned down by the Board, but subsequently approved to be paid in 2023. Given that pool fees are being collected in excess of the budgeted amount, this expenditure will now be paid in 2022.

**FINANCIAL REPORT**

The May 31, 2022, financials were presented to the Board. As of May 31, 2022, there was a total cash balance of \$230,106.44 in the Operating Account and the Non-Capital Reserve Account had a balance of \$110,070.21. Assessment receivables totaled \$12,566.86. Club assessments are reaching \$30k, \$15k more than was budgeted.

**COMMUNITY RELATIONS:** Trustee Williams gave an update on the recent Memorial Super Neighborhood meeting:

- Discussion regarding the increase of catalytic converter theft throughout Houston; officers recommend not parking in parking garages.
- Discussion regarding the proposed sidewalk amendment being reviewed by the City. As proposed, anyone adding 250SF to one's home would need to install a sidewalk. Homeowners will have the option to pay a fee rather than installing a sidewalk; the amount of that fee is being debated. Most public comments are regarding the wording of the amendment, not the rule. If an owner repaves his/her driveway, he/she will need to install a sidewalk. Trustee Williams said that after the comment period is over and changes are made the City Council will put this regulation into effect. This should happen in the Fall.

**POOL & TENNIS:** Trustee Renfro stated that Westchester residents pay \$150/\$175 for club use, NF8 residents pay \$375, and ‘out of bounds’ members pay \$125. Pool party reservations are also up this year. Neighborhood comments on the pool have been positive. Many of the lifeguards are kids living in the neighborhood. Trustee Renfro stated that he would investigate extending Wi-Fi coverage to the west side of the pool.

**MAINTENANCE:** Trustee Strong reported discussing potential remodel of the pool building with Jay Weiss. Jay is asking the City to see if the walls of the club building can be extended to the edge of the slab, particularly on the north and east sides without having the need for a detention pond.

**TRASH & PEST CONTROL:** Trustee Anderson advised that he and NF8 Board members had meet with Kevin, the General Manger at Texas Pride to discuss service issues. He urged neighbors to continue to report any trash concerns directly to him.

**PATROL:** Trustee Fulweber read through the report of the recent calls for service in the community. She reported that the Constable hours are from 10am to 7pm.

**RAP NEWSLETTER:** Trustee Hightower advised she hopes to have all prior minutes posted to the website by the end of the month.

#### **NEW BUSINESS:**

**Jay Weiss** – A motion was made, seconded and approved by all to approve a \$3k payment to Jay Weiss for the preparation of a rendering to be presented to the neighborhood with other documents for approval of the club building project.

**Ratifications of Decisions Made Between Board Meetings** – The Board ratified the following decisions made between Board meetings:

- June 1, 2022, the Board approved the May 17, 2022, meeting minutes.
- June 8, 2022, the Board voted to let NF8 use the Club Pavilion for their Board meetings in the months of June, July, and August. This would be at no cost except to pay the for lifeguards if they stay past the usual open hours.

Other Business – Trustee Pae advised that he has been reviewing the vendors’ insurance certificates and policies to ensure that the HOA is listed as an additional insured under the vendors’ insurance policies.

#### **EXECUTIVE SESSION SUMMARY**

- The Board reviewed the collection status report dated June 14, 2022. The Board approved sending six accounts to the attorney for an initial demand letter for failure to pay their 2022 assessment fees.
- The Board reviewed the inspection report dated June 11, 2022.

#### **NEXT MEETING**

The next meeting will be held Tuesday, July 19, 2022, at 6:00 p.m.

#### **ADJOURNMENT**

There being no further business, and upon a motion duly made and seconded, the meeting was

adjourned at 7:15 p.m.

**APPROVED:**

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**Date**

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**Russell E. Pae - Secretary**