

THE BOARD OF TRUSTEES OF THE WESTCHESTER OWNERS COMMITTEE HELD THEIR REGULAR BOARD OF TRUSTEES MEETING ON TUESDAY, APRIL 18, 2023, AT 625 NOTTINGHAM OAKS TRAILS, ROOM E-9, HOUSTON, TX 77079. MEETING NOTICE ATTACHED AS EXHIBIT "A".

TRUSTEES PRESENT: Sy Zaidi, Justin Girard, Jordon Giarratano, Adam Hampton and Jason Warren. Sean McBeth, Asim Modi, Lindsey Ferrell and Andrea Stevens were 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.

HOMEOWNER FORUM

The following topics were discussed during homeowner forum:

- Total cost for pool replaster project
- Website needs to be updated
- When the pool area was cleaned out trash sat at the curb from Saturday until Tuesday, HOA should follow the same trash rules that everyone is expected to follow.
- Tree branches were trimmed in the pool area and fell into neighboring yards, no one contacted the adjacent owners to clean up the debris
- Facebook post about selling BBQ plates on Memorial Day, funds raised will go back into the pool budget.

MINUTES

The minutes of the Board of Trustees meeting held on March 21, 2023, were presented to the Board for review. A motion was made, seconded and approved by all to accept the minutes as written.

FINANCIAL REPORT

The March 31, 2023, financials were presented to the Board. As of March 31, 2023, there was a total cash balance of \$335,606.00 in the Operating Account and the Non-Capital Reserve Account had a balance of \$59,234.24 Assessment receivables totaled \$17,735.12.

TRUSTEE REPORTS

COMMUNITY RELATIONS: Michael Williams advised the Board that he has attended the super neighborhood meeting and Metro and the City are looking for suggestions on what to do at the Addicks park & ride

POOL & TENNIS: Justin Girard advised that the replaster has been completed. The pool area was cleaned out, the bathrooms were cleaned, the drains were all flushed and the drinking fountains are working

MAINTENANCE: Jordon Giarratano advised landscaping at the entrances will be installed this week.

TRASH & PEST CONTROL: Nothing to report.

PATROL: Nothing to report.

RAP NEWSLETTER: Adam Hampton advised he has been working on getting club membership info posted.

EXECUTIVE SESSION SUMMARY

- The Board reviewed the collection status report dated April 12, 2023.
- The Board reviewed the inspection report dated April 15, 2023.
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NEXT MEETING

The next regular meeting will be held Tuesday, May 16, 2023 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:

Date

Syed Zaidi - President