

THE BOARD OF TRUSTEES OF THE WESTCHESTER OWNERS COMMITTEE HELD THEIR REGULAR BOARD OF TRUSTEES MEETING ON TUESDAY, OCTOBER 17, 2023, AT 14703 CHADBOURNE DR., HOUSTON, TX 77079. MEETING NOTICE ATTACHED AS EXHIBIT "A".

TRUSTEES PRESENT: Sy Zaidi, Justin Girard, Jason Warren, John Henderson, Andrea Stevens and Dath Collins. Sean McBeth, Jordon Giarratano and Adam Hampton were not in attendance.

ALSO PRESENT: Heather Esteban of Crest Management Company.

CALL TO ORDER:

A quorum of the Board was not present at 6:00 P.M. The Board held homeowner forum until a quorum was present at 6:20 P.M.

HOMEOWNER FORUM

The following topics were discussed during homeowner forum:

- Was the Board able to sign a contract with a new pool company?
- Can something be placed in the newsletter about safety on Halloween?

MINUTES

The minutes of the Board of Trustees meeting held on September 19, 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 September 30, 2023, financials were presented to the Board. As of September 30, 2023, there was a total cash balance of \$186,882.26 in the Operating Account and the Non-Capital Reserve Account had a balance of \$57,679.80. Assessment receivables totaled \$3,976.65.

TRUSTEE REPORTS

COMMUNITY RELATIONS: Sy Zaidi advised National Night Out went well this year.

POOL & TENNIS: Justin Girard advised the Board is looking at the 2024 pool contract and tennis court windscreens were installed.

MAINTENANCE: Jordon Giarratano was not in attendance, Sy Zaidi advised we are getting prices to repair the fence along Dairy Ashford where it attaches to the brick columns.

TRASH & PEST CONTROL: Nothing to report.

PATROL: John Henderson advised the Board had signed a renewal contract for patrol.

RAP NEWSLETTER: No report as Adam Hampton was not in attendance.

POOL FACILITIES REMODEL: Dath Collins advised the committee is focusing on the pool building and making it ADA compliant. The committee has met monthly the last 6-8 weeks and the next step is to obtain architectural drawings.

BUSINESS

2024 BUDGET – The Board was presented with the 2024 draft budget. After discussion and review a motion was made, seconded and approved by all to accept the budget as presented.

2024 ASSESSMENT RATE – A motion was made, seconded and approved by all to set the 2024 assessment at \$945.00 which is a 5% increase from 2023.

EXECUTIVE SESSION SUMMARY

- The Board reviewed the collection status report dated October 6, 2023.
- The Board reviewed the inspection report dated October 16, 2023.

NEXT MEETING


The next regular meeting will be held Tuesday, November 14, 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 7:07 p.m.

APPROVED:

11/17/23
Date



Syed Zaidi - President