

THE BOARD OF TRUSTEES OF THE WESTCHESTER OWNERS COMMITTEE HELD THEIR REGULAR BOARD OF TRUSTEES MEETING ON TUESDAY, NOVEMBER 14, 2023, AT 625 NOTTINGHAM OAKS TRAIL, ROOM E8, HOUSTON, TX 77079. MEETING NOTICE ATTACHED AS EXHIBIT "A".

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

ALSO PRESENT: Heather Esteban of Crest Management Company.

CALL TO ORDER:

A quorum of the Board was present and the meeting was called to order at 6:04 P.M.

MINUTES

The minutes of the Board of Trustees meeting held on October 17, 2023, were presented to the Board for review. A motion was made, seconded and approved by all to accept the minutes with one correction.

FINANCIAL REPORT

The October 31, 2023, financials were presented to the Board. As of October 31, 2023, there was a total cash balance of \$172,809.62 in the Operating Account and the Non-Capital Reserve Account had a balance of \$57,694.50. Assessment receivables totaled \$4,033.73. The Board instructed Ms. Esteban to make the budgeted 2023 reserve fund contribution.

TRUSTEE REPORTS

COMMUNITY RELATIONS: Nothing to report.

POOL & TENNIS: Justin Girard advised the Board is bidding out the 2024 pool contract.

MAINTENANCE: No report as Jordon Giarratano was not in attendance.

TRASH & PEST CONTROL: Sean McBeth advised there is a new point of contact with the trash company and he has received a few complaints about missed service.

PATROL: John Henderson advised the patrol hours have been changed.

RAP NEWSLETTER: Adam Hampton advised the November newsletter is almost completed and advertisers are being renewed for 2024.

POOL FACILITIES REMODEL: Michael Williams advised the committee has received the revised drawings. The voted to select one of the two renderings and will be reaching out to contractors to solicit bids.

BUSINESS

Crest Contract Renewal – The Board was presented with a one year contract renewal from Crest Management effective December 1, 2024. After discussion and review the Board voted to approve the contract renewal.

EXECUTIVE SESSION SUMMARY

- The Board reviewed the collection status report dated November 7, 2023.
- The Board reviewed the inspection report dated November 14, 2023.

NEXT MEETING

The next regular meeting will be held Tuesday, December 12, 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 6:40 p.m.

APPROVED:

12/12
Date



Syed Zaidi - President