

THE BOARD OF TRUSTEES OF THE WESTCHESTER OWNERS COMMITTEE HELD THEIR REGULAR BOARD OF TRUSTEES MEETING ON TUESDAY, JULY 18, 2023, AT 14703 CHADBOURNE DR., HOUSTON, TX 77079. MEETING NOTICE ATTACHED AS EXHIBIT "A".

TRUSTEES PRESENT: Sy Zaidi, Justin Girard, Jordon Giarratano, Jason Warren, Andrea Stevens and Dath Collins. Sean McBeth and Adam Hampton 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

An owner in attendance asked where to report a portion of the street on Pinesap appears to be buckling, the Board advised to report this to the City.

MINUTES

The minutes of the Board of Trustees meeting held on June 20, 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 June 30, 2023, financials were presented to the Board. As of June 30, 2023, there was a total cash balance of \$265,067.35 in the Operating Account and the Non-Capital Reserve Account had a balance of \$57,636.20. Assessment receivables totaled \$6,778.95.

TRUSTEE REPORTS

COMMUNITY RELATIONS: Sy Zaidi advised that the 4th of July parade was well attended. National Night Out is the next event and will be October 1st.

POOL & TENNIS: Justin Girard advised that the bike racks donated by NHE will need to be borrowed by NHE for the beginning of the school year. One of the pool pumps was rewired and electrical outlets were installed for cameras. Pool tags are in the process of being handed out.

MAINTENANCE: Jordan Giarratano advised not all of the irrigation damaged by the City of Houston has been repaired, he has reached out to a new point of contact with the City for an update.

TRASH & PEST CONTROL: Nothing to report.

PATROL: Nothing to report

RAP NEWSLETTER: Nothing to report.

BUSINESS

APPOINTMENT OF DIRECTOR –A motion was made, seconded and approved by all to appoint John Henderson to fill the remainder of the term vacated by Lindsey Ferrell.

ANNOUNCEMENT OF DECISIONS MADE BETWEEN BOARD MEETINGS – The Board formed a Pool Facilities Committee.

OTHER BUSINESS – A motion was made, seconded and approved to form a committee of owner and

non-owners to explore NF8 and Westchester potentially merging and/or sharing amenities.

EXECUTIVE SESSION SUMMARY

- The Board reviewed the collection status report dated July 11, 2023.
- The Board reviewed the inspection report dated July 14, 2023.

NEXT MEETING


The next regular meeting will be held Tuesday, August 15, 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 6:45 p.m.

APPROVED:

8/15/23
Date



Syed Zaidi - President