

**THE BOARD OF TRUSTEES OF THE WESTCHESTER OWNERS COMMITTEE HELD THEIR REGULAR BOARD OF TRUSTEES MEETING ON TUESDAY, AUGUST 15, 2023, AT 14703 CHADBOURNE DR., HOUSTON, TX 77079. MEETING NOTICE ATTACHED AS EXHIBIT "A".**

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

- Has or will the Board consider adding pickleball lines to one tennis court and purchasing portable nets
- Concern regarding the extra noise pickleball will create
- Some owners expressed that combined courts are distracting and their opposition to adding pickleball lines
- Concern about the pool being opened without an insured pool management company
- Concern regarding the HOA hiring lifeguards directly instead of having a pool management company
- Concern over a lawsuit if something were to happen at the pool while it is being opened without a pool management company

**MINUTES**

The minutes of the Board of Trustees meeting held on July 18, 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 July 31, 2023, financials were presented to the Board. As of July 31, 2023, there was a total cash balance of \$232,822.25 in the Operating Account and the Non-Capital Reserve Account had a balance of \$57,650.89. Assessment receivables totaled \$4,438.27.

**TRUSTEE REPORTS**

**COMMUNITY RELATIONS:** Sy Zaidi advised that another blood drive might be scheduled in September. National Night Out is coming up October 3<sup>rd</sup>.

**POOL & TENNIS:** Justin Girard advised windscreens are on order for the tennis courts.

**MAINTENANCE:** Sy Zaidi advised the City of Houston will be replacing the plants at Carolcrest this weekend due to the City damaging the irrigation.

**TRASH & PEST CONTROL:** Nothing to report.

**PATROL:** There was a vehicle stolen and a few vehicles broken into on Greenpark.

**RAP NEWSLETTER:** Nothing to report.

**POOL FACILITIES REMODEL:** The committee is looking at a project budget of \$200,000 that focuses on the bathrooms and pool building.

**BUSINESS**

**POOL REMODEL** –A motion was made, seconded and approved to spend up to \$7500.00 for new architectural drawings and plans for the pool remodel. Andrea Stevens voted against.

**EXECUTIVE SESSION SUMMARY**

- The Board reviewed the collection status report dated August 9, 2023.
- The Board reviewed the inspection report dated August 15, 2023.

**NEXT MEETING**

The next regular meeting will be held Tuesday, September 19, 2023 at 6:00 p.m.

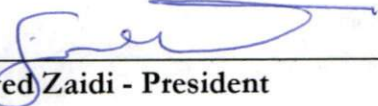
**ADJOURNMENT**

There being no further business, and upon a motion duly made and seconded, the meeting was adjourned at 7:50 p.m.

**APPROVED:**

9/19

Date

  
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Syed Zaidi - President