

**THE BOARD OF TRUSTEES OF THE WESTCHESTER OWNERS COMMITTEE HELD THEIR REGULAR BOARD OF TRUSTEES MEETING ON TUESDAY, SEPTEMBER 19, 2023, AT 14703 CHADBOURNE DR., HOUSTON, TX 77079. MEETING NOTICE ATTACHED AS EXHIBIT "A".**

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**TRUSTEES PRESENT:** Sy Zaidi, Jordon Giarratano, Justin Girard, Adam Hampton, and Jason Warren. John Henderson, Andrea Stevens, Dath Collins, and Sean McBeth 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
- Is the pool contract in place until the end of the year
- Would the Board continue with the current pool company after the end of the year
- Have the concerns with industry standards been addressed with the current contract
- The authority the lifeguards hold
- Whether alcohol permitted within the pools
- Would the Board hire lifeguards directly again

**MINUTES**

The minutes of the Board of Trustees meeting held on August 15, 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 August 31, 2023, financials were presented to the Board. As of July 31, 2023, there was a total cash balance of \$213,059.24 in the Operating Account and the Non-Capital Reserve Account had a balance of \$57,665.58. Assessment receivables totaled \$4,450.24.

**TRUSTEE REPORTS**

**COMMUNITY RELATIONS:** Sy Zaidi stated the blood drive on September 17, 2023 was not as well attended as he had hoped but could be due to the fact that this is the first blood drive the community held.

**POOL & TENNIS:** Justin Girard advised the new pool company was hired and the pool is closed and winterized. Tennis courts received donated awnings and benches, new windscreens for the tennis courts are being installed this September 23-24, 2023. Looking at installing a keypad with code entry. Jason Warren advised he had reviewed the cost of painting pickleball lines and pickleball nets for tennis courts. Approximate cost \$2,000-2,500. He advised with the overwhelming amount of residents not in support of painting pickleball lines on the current tennis courts that he is not recommending moving forward with this project.

**MAINTENANCE:** Jordon Giarratano informed that the irrigation at the two entrances is repaired. Currently holding off on replacing the plants until the end of September/October. Also, an update regarding the Flock cameras: they will cost \$20,000. Currently reviewing cost vs value.

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

**PATROL:** Sy Zaidi advised the Board had signed a renewal contract for patrol.

**RAP NEWSLETTER:** Newsletter should go out week of September 25-29, 2023. Waiting on information for Yard of the Month and Mom's Club.

**POOL FACILITIES REMODEL:** Hiring Jay Weiss for the revised plans for the building remodel. Roof is collapsing over the pumps.

**BUSINESS**

**DECISIONS MADE BETWEEN MEETINGS**

**POOL CONTRACT** – A motion was made, seconded and approved to approve the pool contract proposal from A&R Pool Management from August 18, 2023 – December 31, 2023 for a total cost of \$20,390.46.

**ACC MEMBER** – A motion was made, seconded, and approved to appoint Jon Hill to the ACC Committee.

**EXECUTIVE SESSION SUMMARY**

- The Board reviewed the collection status report dated September 12, 2023.
- The Board reviewed the inspection report dated September 16, 2023 and approved sending three accounts to the attorney for failure to correct deed restriction violations.

**NEXT MEETING**

The next regular meeting will be held Tuesday, October 17, 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 7:33 p.m.

**APPROVED:**

10/17/23  
Date

  
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Syed Zaidi - President