

**THE BOARD OF TRUSTEES OF THE WESTCHESTER OWNERS COMMITTEE HELD THEIR REGULAR BOARD OF TRUSTEES MEETING ON TUESDAY, JUNE 20, 2023, AT 14703 CHADBOURNE DR., HOUSTON, TX 77079. MEETING NOTICE ATTACHED AS EXHIBIT "A".**

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

The following topics were discussed during homeowner forum:

- A recommendation that the Board form a committee to work on an agreement with NF8 for club membership.
- Recent leak at the pool
- Tennis court windscreens needing replacement

**MINUTES**

The minutes of the Board of Trustees meeting held on May 23, 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 May 31, 2023, financials were presented to the Board. As of May 31, 2023, there was a total cash balance of \$263,225.62 in the Operating Account and the Non-Capital Reserve Account had a balance of \$57,621.99. Assessment receivables totaled \$8,659.65.

**TRUSTEE REPORTS**

**COMMUNITY RELATIONS:** Sy Zaidi advised that the recent blood drive was pretty successful.

**POOL & TENNIS:** Justin Girard advised the Board had hired a new pool company as the previous company had terminated the contract without notice. The pool hours had to be adjusted and the pool now closes no later than 8pm. The Board is still working on collecting club membership fees from swim team members.

**MAINTENANCE:** Jordan Giarratano advised all irrigation had been repaired the City of Houston had broken pipes when they installed the sidewalk.

**TRASH & PEST CONTROL:** Sean McBeth advised he has received a few reports that the trash crew is not returning cans to the back door.

**PATROL:** Nothing to report

**RAP NEWSLETTER:** Adam Hampton advised he is working on the June RAP and encouraged owners to sign up for the distribution list.

**BUSINESS**

**EMR VARIANCE REQUEST** – The Board reviewed the variance request for a room addition submitted by the owners of Account #2570113014. After discussion and review the Board approved the variance as

requested.

**ANNOUNCEMENT OF DECISIONS MADE BETWEEN BOARD MEETINGS** – The Board approved a contract with Lone Star Pools to begin June 13, 2023 at a total cost of \$51,767.25.

**RESIGNATION OF BOARD MEMBER** – Sy Zaidi advised the membership that Lindsey Ferrell submitted her resignation from the Board on June 16, 2023.

**EXECUTIVE SESSION SUMMARY**

- The Board reviewed the collection status report dated June 13, 2023.
- The Board reviewed the inspection report dated June 20, 2023.

**NEXT MEETING**

The next regular meeting will be held Tuesday, July 18, 2023 at 6:00 p.m.

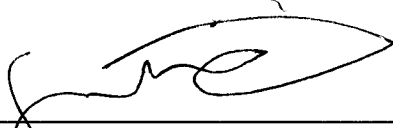
**ADJOURNMENT**

There being no further business, and upon a motion duly made and seconded, the meeting was adjourned at 7:10 p.m.

**APPROVED:**

7/18/23

Date

  
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Syed Zaidi - President

*Approved 7/18/2023*