

THE BOARD OF TRUSTEES OF THE WESTCHESTER OWNERS COMMITTEE HELD THEIR REGULAR BOARD OF TRUSTEES MEETING ON THURSDAY, JUNE 13, 2024, AT 625 NOTTINGHAM OAKS TRAIL, ROOM C25, HOUSTON, TX 77079. MEETING NOTICE ATTACHED AS EXHIBIT "A".

TRUSTEES PRESENT: Sy Zaidi, Justin Girard, John Henderson, Dath Collins, Sean McBeth, Russell Hodges, and Adam Hampton.

TRUSTEES ABSENT: Mariana Johnson and Jordon Giarratano were not in attendance.

ALSO PRESENT: James Hules of Crest Management Company.

#### CALL TO ORDER:

A quorum of the Board was present, and the meeting was called to order at 6:01 P.M.

#### HOMEOWNER FORUM

No Homeowners in Attendance

#### MINUTES

The minutes of the Board of Trustees meeting held on May 21, 2024, was presented to the Board for review. A motion was made, seconded, and approved by all to accept the minutes with no correction.

#### FINANCIAL REPORT

The April financials were presented to the Board. As of May 31, 2024, there was a total cash balance of \$335,711.79 in the Operating Account and the Non-Capital Reserve Account had a balance of \$64,337.85. Assessment receivables totaled \$9,820.30.

#### TRUSTEE REPORTS:

COMMUNITY RELATIONS: The Board shared updates on the website's revamping and its growing traction. The Board also recommended discussed about security and what can be done to assist the constable namely reporting suspicious activity.

POOL & TENNIS: An update was provided by the board stating that the pool has a record membership, and the pool is in good order. The discussion also covered recent improvements, including the addition of new grass.

MAINTENANCE: The Board discussed a fence leaning at the pool and are actively seeking bids. No further updates.

TRASH & PEST CONTROL: No major updates on pest control. The board discussed the expiration of a credit with the trash company, and the community will now be charged the normal rate.

PATROL: The Board discussed the need for a map of Nottingham Forest 8 to ensure it is included in the constable patrol route contract. Security outside of the pool is also being addressed more frequently.

NEWSLETTER: The Board discussed the current Ad revenue and the current views a month.

#### POOL FACILITIES REMODEL:

The Committee discussed the current progress of homeowners who have voted and who still need to place their votes for the special assessment. The Committee and the Board devised a plan to reach out to owners to encourage them to place their votes.

**BUSINESS - Nothing to Report**

**Decisions made between board meetings – Nothing to Report**

A motion was made, seconded, and carried at 6:49 PM to authorize the Association to send the following account to the association's attorney for collections #2570215009

**EXECUTIVE SESSION SUMMARY**

- The Board reviewed the legal status report dated May 2024.
- The Board reviewed the collection status report dated June 10, 2024.
- The Board reviewed the inspection report dated May 31, 2024.
- The Board reviewed the enforcement action report dated June 06, 2024.

**NEXT MEETING**

The next meeting will be held on Tuesday, July 18, 2024, at 6:00 p.m. in room C25

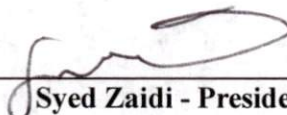
**ADJOURNMENT**

There being no further business, and upon a motion duly made and seconded, the meeting was adjourned at 7:03 p.m.

**APPROVED:**

7/18/24

**Date**

  
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**Syed Zaidi - President**