

THE BOARD OF TRUSTEES OF THE WESTCHESTER OWNERS COMMITTEE HELD A SPECIAL MEMBERS MEETING ON WEDNESDAY, JUNE 26, 2024, AT NOTTINGHAM ELEMENTARY CAFETERIA 570 NOTTINGHAM OAKS TRAIL, HOUSTON, TX 77079. MEETING NOTICE ATTACHED AS EXHIBIT "A".

CALL TO ORDER:

A quorum of the Membership was present, and the meeting was called to order by Dath Collins at 6:08 P.M.

POOL FACILITIES REMODEL REPORT:

The Committee Chair gave a presentation to the owners of the community to request Westchester Owners vote on the remodel of the Westchester Club pool building. Families have enjoyed the pool and tennis court area for over fifty years, but the main structure has fallen into disrepair. The Westchester Owners Committee formed a sub-committee of eight homeowners to evaluate the feasibility of remodeling the building. Over the past year, this sub-committee has assessed the structure, consulted architects, taken bids, and re-evaluated many options for the building.

The proposed renovations include:

- Installing new electrical wiring
- Updating plumbing
- Completely renovating restrooms
- Adding an outdoor rinsing shower
- Improving ventilation
- Making the building ADA (Americans with Disabilities Act) compliant

The current financial situation of the WOC does not permit these renovations to be completed in a timely manner without additional funding. The remodel will cost an estimated \$250,000. Although \$25,000 has been allocated in the annual budget, the project faces a shortfall of \$182,000 after accounting for the budgeted amount and a state sales tax refund of \$43,000.

To cover this shortfall, a \$523 assessment per household is required. This remodeled club will add significant value to the neighborhood for years to come.

HOMEOWNER FORUM:

Discussion Points:

1. **Cost Justification:**
 - Homeowners inquired about the estimated \$250,000 remodel cost and requested a detailed breakdown of expenses for each aspect of the renovation.
2. **ADA Compliance:**
 - Homeowners inquired about the specific ADA compliance features that will be added to the building and how these features will benefit current and future members of the community.
3. **Project Timeline:**
 - Homeowners sought information on the expected timeline for renovations and the impact on ongoing use of club facilities during this period.

Action Items:

- The committee provided a detailed breakdown of the remodel costs.
- The committee clarified the specific ADA compliance features and their benefits for the community.
- The committee discussed the proposed timeline on the pool building remodel.

VOTE ON SPECIAL ASSESSMENT:

All ballots and proxies were tallied, resulting in a total of 226 votes approving the special assessment, surpassing the required majority of lot owners. The special assessment of \$523 per household was approved at 6:32 PM.

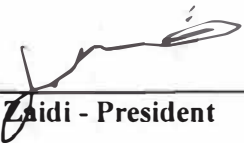
ADJOURNMENT:

There being no further business, and upon a motion duly made and seconded, the meeting was adjourned at 6:40 p.m.

APPROVED:

7/18/24

Date



Syed Zaidi - President