

THE BOARD OF TRUSTEES OF THE WESTCHESTER OWNERS COMMITTEE
REGULAR BOARD OF TRUSTEES MEETING MINUTES
TUESDAY, APRIL 15, 2025
625 NOTTINGHAM OAKS TRAIL, ROOM E9, HOUSTON, TX 77079

TRUSTEES PRESENT:

Sy Zaidi, Dath Collins, Mariana Johnson, John Henderson, Russell Hodges

TRUSTEES ABSENT:

Brian Collins, Sean McBeth, Justin Girard, Adam Hampton

ALSO PRESENT:

James Hules, Crest Management

CALL TO ORDER

A quorum of the Board was present, and the meeting was called to order at 6:13 p.m.

HOMEOWNER FORUM

A homeowner reported that trees behind the tennis courts are growing into the lights and need to be trimmed back to clear the fixtures. The Board responded that they will look into this matter.

MINUTES

The minutes of the Board of Trustees meetings held on December 10, 2024, and March 18, 2025, were presented for review. A motion was made by Sy Zaidi, seconded, and approved by all at 6:15 p.m. to approve the minutes with no corrections.

FINANCIAL REPORT

The March financials were presented to the Board. As of March 31, 2025:

- Operating Account Balance: \$459,020.23
- Non-Capital Reserve Account Balance: \$114,627.43
- Assessment Receivables: \$36,381.70

TRUSTEE REPORTS

COMMUNITY RELATIONS:

- The Board continues to provide updates through the community Facebook page.
- A representative attended last month's Super Neighborhood meeting and will post a summary for residents. The next meeting is scheduled for next week.

POOL & TENNIS:

- Preparations for swim season are underway with a schedule in place.
- Efforts are ongoing to restore the pool phone line before the season begins.
- Tennis court nets have been replaced to maintain quality and safety.

MAINTENANCE:

- The Board is reviewing the maintenance contract with Superior and discussing possible termination, pending further evaluation.

TRASH & PEST CONTROL:

- Mosquito control services are ongoing, with spraying taking place around 11:00 p.m.

PATROL:

- The Board addressed concerns regarding patrol coverage in Talia Trails and Nottingham Forest 8, requesting a redistribution of coverage to a 45% / 45% / 10% split among the communities.

NEWSLETTER:

- The Board is working to improve newsletter timeliness and is seeking volunteers to assist with website updates.
- The newsletter is expected to be sent out soon.
- Plans are underway to begin posting meeting minutes on the Westchester website.

POOL CONSTRUCTION COMMITTEE:

- Construction is progressing well. The walls and the bathrooms are completed; toilets, sinks, and dividers remain to be installed.
 - Bathroom floors are scheduled for spraying this week, with full bathroom completion expected in 2–3 weeks.
 - Cabinet installation is anticipated within the next week.
 - The committee remains confident the project will be completed before swim season.
 - Plans are in place to remove any remaining bricks before the pool opens.
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BUSINESS

Items Approved Outside the Meeting:

- Nothing to report.

Election of Officers (6:34 p.m.):

- President: Sy Zaidi
- Vice President: Justin Girard
- Secretary: Dave Collins
- Treasurer: John Henderson
- Maintenance Liaison: Russell Hodges
- Legal Liaison: Mariana Johnson
- Newsletter Liaison: Sean McBeth
- Patrol Liaison: Brian Collins
- Trash & Pest Control Liaison: Adam Hampton

Officers will serve in these roles to oversee their respective areas and provide updates to the Board throughout the year.

Other Business (6:37 p.m.):

- A motion was made and approved to allow Board meeting minutes to be reviewed and approved via email. This will allow the minutes to be posted on the website prior to the next meeting.

ARC Guidelines Amendment (6:36 p.m.):

- The Board approved a motion to amend the ARC Guidelines to extend the holiday lighting timeframe, allowing residents to hang holiday lights earlier than previously permitted.
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EXECUTIVE SESSION SUMMARY

- The Board reviewed the legal status report dated March 2025.
 - The Board reviewed the collection status report dated April 10, 2025.
 - The Board reviewed the inspection report dated April 11, 2025.
 - The Board reviewed the enforcement action report dated April 11, 2025.
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NEXT MEETING

The next meeting will be held on Tuesday, May 20, 2025, at 6:00 p.m. in Room E9.

ADJOURNMENT

There being no further business, and upon a motion duly made and seconded, the meeting was adjourned at 6:52 p.m.

President

Date