

THE BOARD OF TRUSTEES OF THE WESTCHESTER OWNERS COMMITTEE HELD THEIR REGULAR BOARD OF TRUSTEES MEETING ON MONDAY, MARCH 21, 2022, AT THE WESTCHESTER POOL PAVILION, 14703 CHADBOURNE DRIVE, HOUSTON, TEXAS 77079. MEETING NOTICE ATTACHED AS EXHIBIT "A".

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TRUSTEES PRESENT: Michael Williams, Russell Pae, Kristie Tobin, Joe Strong, Erin Fulweber, Andrea Stevens, Dave Anderson, and Natalie Hightower.

TRUSTEE ABSENT: Ryan Renfro.

CALL TO ORDER:

The meeting was called to order at 6:05pm. The agenda was adopted as presented.

HOMEOWNER FORUM

- An owner suggested that a member of the Board should respond to comments by neighbors on the Facebook page. Not addressing issues brought up by neighbors reflects poorly on the neighborhood. Trustee Hightower responded that the Board tries to respond and will do better in the future. It was added that questions and comments on Facebook should instead be addressed to the Board through the Westchester website.
- An owner pointed out he had received a notice that he had not paid his annual assessment and due to that advice he had probably double paid. It was mentioned that this is a common problem. Trustee Williams advised the owner to send him an email and he will advise Crest to refund the owner's money.
- An owner indicated that the pool had been purchased in 2000-2001. He explained that the original plan was for pool users to pay 50% of the pool cost, and others would pay the remaining 50%. (The remaining 50% would come from the assessments paid by all homeowners.) Over time pool users payments dropped to 25% of the pool cost, while others' payments increased to 75%. 5 years ago owners were paying \$400. Since their annual payment dropped to \$150, and then to \$10. The owner stated that in his opinion pool users should pay a reasonable fee. He suggested a fee of \$400. This would allow the HOA to reduce annual assessments to other residents. In addition, he stated that the HOA must establish a reporting system which shows the neighborhood what we paid for the pool. He stated that the neighborhood had not been advised that the HOA had paid \$125k to redo the tennis court. Moreover, the HOA has never advised the residents of other expenses including electricity and insurance premiums. He indicated that in Nottingham Forest the pool fee was \$850 a year with an initiation fee of \$500. Another owner pointed out that Westside charges \$275, and at \$400 many residents would not use the pool. Trustee Strong pointed out that the present annual cost to operate the pool is \$71,800 which amounts to about \$200 per Westchester home. An owner asked what will happen if residents do not join the pool. Trustee Williams pointed out that he did not know.

- An owner recommended that we publish all Board meeting minutes for the neighborhood to read. It was pointed out that the minutes are available on the web.
- An owner inquired about the total cost of repairs to the club. Trustee Strong identified the following costs: \$1,500 for trimming trees, \$1,800 for installing drains, \$3,650 for wood trim on the clubhouse, \$2,000 for plumbing and electrical, \$2,000 for grass, and \$8,000 for a new diving board. All these repairs are for maintenance and are ongoing essential items for repairs that have been postponed for the past few years.

MINUTES

The minutes of the board of Trustees meeting held on February 15, 2022, were presented to the Board for review with one correction pertaining to financial statements. A motion was made, seconded, and approved by all to accept the minutes as written.

FINANCIAL REPORT

The February 28, 2022, financials were presented to the Board.

COMMUNITY RELATIONS

Trustee Williams addressed community relations. The City is considering requiring homes to install sidewalks if a homeowner does a major renovation of his/her home. An option being considered for not installing is to pay a fee of \$1,100 for dispensation and the cost of the sidewalk to the City. Those funds would be used to install sidewalks in another neighborhood.

POOL & TENNIS

Trustee Williams (speaking for Trustee Ryan) stated that this weekend or the following weekend the new diving board will be installed. The slide and the lifeguard stands had been embedded in concrete are gone.

MAINTENANCE

Trustee Strong stated that he fixed the picnic tables, and the bathrooms are much improved. We still have to plant grass, remedy the low spot in the deck, and add new gates in front of the panels by the pavilion. The roof of the main building consists of a shingle and a flat roof and will need to be totally replaced to conform to code. In the short term the roof will be patched together. Eventually the roof will be totally replaced in conjunction with the major renovations of the building. The Pavilion roof is in good order. (See updated club project list below.)

TRASH & PEST CONTROL

Trustee Anderson mentioned that neighbors need to call him if the company misses picking up trash at their home.

PATROL

Trustee Fulweber stated that the constable is patrolling 6 areas in the neighborhood. (See attached Incident report.) The constable stops when they do not stop at STOP signs. Neighbors should let the constable know when they see infractions.

RAP NEWSLETTER

Trustee Hightower stated that she is redesigning the RAP and the website. She is working on Esignature and Epayment.

NEW BUSINESS

Tree contract – According to an arborist contacted by the board, the trees are in reasonably good shape but need some cleaning and dressing up to include applying a fungicide to a hole in a tree, cutting limbs and fertilizing. We have already spent \$1,500 for trimming. Trustee Strong will see about doing the bare minimum in the next few days. No decision was made.

Ratifications of Decisions made Between Board Meetings. The Board ratified the following decisions made between Board meetings:

- On January 30, 2022, the Board voted to approve pool fees of \$150/\$175 for Westchester residents. Fees are per family.
- On January 30, 2022, the Board voted to approve pool fees of \$375/\$425 for non-Westchester residents. Fees are per family.
- On February 21 the Board approved the February 15, 2022 meeting minutes
- On February 16, 2022, the Board voted to replace the pool diving board.
- On February 18, 2022 the Board approved the January 18, 2022 meeting minutes
- On March 3, 2022, the Board approved a contract to trim trees at the club house.
- On March 17, 2022, the Board voted to approve installing sod.

OTHER BUSINESS

- **Assessments** - 43 Westchester residents have not paid their annual assessment due by January 31, 2022.

- **Speed bumps** – Trustee Anderson stated that in response to a resident who had contacted the City we had sent a letter supporting the evaluation of speedbumps. The City responded stating that there was no money for this project. We contacted our councilman, and he stated that we needed to cover 2/3's or more of the \$5,000 cost per speed bump (also called speed pillow). He added that that all the streets in our neighborhood would need to have these bumps, and the neighborhood would need to provide full support for the project to proceed. Trustee Anderson stated that the Board needed to discuss this project even though its prospects were dim giving Westchester's lack of funds to support this project. It was pointed out by an owner that home values go down when speed bumps are installed. Another owner warned of the need to talk to the right person in the City. An owner pointed out that the Texas legislature was considering lowering speed limits in neighborhoods to 20 miles an hour; he was not optimistic that would change any time soon.
- **Communication** - Trustee Williams pointed out that he had received 106 responses to the 531 emails he sent owners requesting updating their contact information. He will continue to update this list to improve communication with the neighborhood.

EXECUTIVE SESSION

TBA

NEXT MEETING

The next meeting will be held Tuesday, April 19th, 2022 at 6:00p, at St. John Vianney.

ADJOURNMENT

There being no further business, and upon duly made and seconded, the meeting was adjourned at 8:00pm.

APPROVED:

3/29/2022

Date



Russell E. Pae - Secretary

Pool Clubhouse Repairs

February 2022

- Repaired shower valve in women's restroom
- Cleaned out shower heads in women's restroom
- Replaced shower heads in men's restroom
- Adjusted toilet tank valve float in women's restroom
- Cleaned out sink faucet screens in both restrooms
- Unstopped sink drains in both restrooms
- Removed defective electric outlets in both restrooms
- Replaced defective light switch in men's restroom
- Replaced burned out light bulbs in both restrooms
- Installed 3 ground fault plugs at outdoor outlets
- Replaced burned out light bulbs at south porch
- Oiled door locks and latches to make them operate better
- Adjusted latches at lifeguard window
- Adjusted door latch at lifeguard room
- Adjusted door latch at storage room
- Adjusted door latch at pool equipment room
- Installed floor latch and hasp on pool equipment room door
- Installed new vents in pool equipment room doors
- Installed latch on trash enclosure gate
- Touched up paint on metal fence
- Disassembled picnic table to paint and repair
- Got bids for drainage upgrade at north side of pool
- Oversaw installation of new area drains at north side of pool
- Hired electricians to repair defective lights, wiring, and vent fan
- Had electricians wire vent fans to light circuit instead of separate switches
- Got bids for wood trim repairs on clubhouse

March 2022

- Selected contractor and supervised wood trim repair
- Got bids for roof repair
- Caulked holes in shingle roof and pipe flashing
- Swept debris off flat roof and patched holes with plywood
- Painted and reassembled picnic table
- Installed doors at toilet stalls in women's restroom

- Purchased additional floor mats for restrooms
- Replaced top seal on sink faucets
- Removed old lifeguard stand
- Capped water line for slide after removal
- Got bids for planting grass
- Met landscape contractor to plan hedge trimming and sprinkler repairs
- Repaired door on book library cabinet

Feb/March 2022 Security Update Incident Report

Burglary of Motor Vehicle

2/16/22 - 14800 Carolcrest

3/6/22 surrounding area

Suspicious Vehicle

2/3/22 - 14600 Kellywood & 14800 Cindywood

2/17/22 – 14800 River Forest/Greenpark

Traffic Stop

2/6/22 – 14600 Carolcrest

3/11/22 – 14600 & 14700 Carolcrest, 14700 Bramblewood,

3/14/22 – 14700 Broadgreen & 14600 Bramblewood

Vehicle Speeding

2/5/22 – 500 Pinesap/Kellywood

Welfare Check

3/5/22 – 14800 Kellywood

Incident Report

2/17/22 – 14700 River Forest