

**THE BOARD OF TRUSTEES OF THE WESTCHESTER OWNERS COMMITTEE HELD AN INFORMAL MEETING WITH NEIGHBORHOOD PROPERTY OWNERS AT THE PAVILION ON THE CLUB FACILITY. THE MEETING TOOK PLACE ON SUNDAY, JUNE 5, 2022, 4:00 PM AT 14703 CHADBOURNE, HOUSTON 77079.**

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

**TRUSTEES ABSENT:** Dave Anderson

**CALL TO ORDER:** The meeting was called to order at 3:00 P.M.

**BOARD PRESENTATION:**

Michael began the meeting by recapping what has been accomplished. He stated that our first order of business was to ensure the Swim Seasons for 2022 and 2023, and to improve board communications with the neighborhood.

Many improvements have been made to the club facility:

- Trees have been trimmed and removed from the building
- Deck tripping hazard has been corrected
- New diving board has been installed
- Corrections to the plumbing and electric
- Roof leaks repaired
- Paint
- Sod
- Additional drainage added on north side of pool
- And much more

Communication:

- Minutes from Monthly Board Meetings approved and posted on the website a week or two after the meetings
- New website
- Updated RAP

Other:

- Insurance policies are being reviewed and updated. Liability coverage issues are being addressed
- Contracts are being reviewed and corrected.
- Our trash contract has been corrected to indicate the correct number of houses. We are getting credits for this error.
- A financial long-range study is being prepared

On Dave's behalf he is addressing the trash collection issues problems with our provider. There is a shortage of drivers and workers all over Houston. Service has improved and should continue to improve.

Andrea stated that the financial study will include short and long-range numbers to include

maintenances for the club, entrances monuments and flowers, the Dairy Ashford fence, escalation of costs for trash and security, and replastering the pool and yearly maintenance and costs of the pool. Ryan added that the tennis courts will eventually need another resurfacing and lights. Club fees will have to be addressed to keep the club viable. And, that we are working on properly maintaining all of our neighborhood assets.

Major club project:

Michael stated that we are the fourth board to be working on the Club renovation. The neighborhood has rejected proposals of \$1.8 million and \$1million. Discussion ensued as to what this current Board feels is appropriate and affordable. Michael noted that a complete teardown would require a detention system costing an additional \$100k+ and could create problems for the trees presently located on the property. Experts have opined that the slab is in fine shape, and that the main structure is fine as well.

The Board is thinking that a remodel is the preferred solution. Some of the ideas the Board is considering for the building are:

- The supply room would be moved to the south of the slab

- The equipment room would stay where it is

- The walk area would be used to extend and modernize the bathrooms

- The plumbing and electrics would need to be upgraded

- The bathroom showers would be placed outdoors on the north side

- The bathroom entry doors would also be placed on the north side of the building

- New roof

Ideas for the Pavilion are:

- Remove the ceiling

- Add large fans

- Repair the floor

- Redo the columns

A rendering prepared by an architect would be done to show the neighborhood what we have in mind.

At this time, we anticipate costs as follows:

- Rendering \$3,000.00

- Permits \$20,000.00- \$25,000.00

- Building Remodel \$400,000.00

- Pavilion Updates \$75,000.00

The idea is to take a 5 year Note for \$600,00.00 The above 500K + 20% overage.

- Total interest payment around \$100,000.00. (Interest rate expected at 5%.)

- Total \$700,000.00

The next step is to have a rendering prepared by an architect to show neighborhood what we have in mind and get that approved with a plan to fund the project.

Plan:

We expect to have information back to the neighborhood in 6-8 weeks along with recommendations on how to finance the project. We would like a part of the construction to start in the Fall and have

that part completed for the 2023 Swim Season. The balance of construction to start in the Fall of 2023 and completed for the 2024 Swim Season. That all may need to be postponed for a year.

Michael stated that we have a diverse board committed to finding a solution to the needs of the club facility, and that we need to have one viable project plan which can be accomplished with the help and active participation of the neighborhood.

Additional concerns on WOC funding were also mentioned. Ryan commented that due to inflationary pressure, expenses for the pool have already increased by \$35k. Our trash company is in a bind because of increased labor costs and may need to increase our rates. The Constable contract which matures later this year will require a rate increase to be renewed.

## **HOMEOWNER QUESTIONS**

An owner asked about the cost of the project. The project cost would be \$600k plus \$100k of interest.

An owner asked if the aforementioned numbers included replastering the pool. The answer was no. This expense would be paid for from the reserve funds.

An owner asked if there would be any need to change the bylaws for the project. Michael indicated that we would know soon. It may be necessary for the funding. Kristie indicated that the bylaws may be a challenge, and she is reviewing what will be required.

An owner asked if the owners could be required to pay for the pool out of their assessments, thus obviating the need to charge a separate fee. Michael indicated that we would be looking into that issue.

An owner asked if we are covering our operating expenses. Michael indicated that we were at this time. He also pointed out that due to inflation we may have some difficulty in the future.

An owner inquired if we were adding funds to the reserve funds. Michael indicated that we were not at this time. He stated that trash and security expenses are increasing significantly. Ryan stated that trash expenses could go up by \$10 to \$12 per house per month. The monthly constable expense could increase from \$7k to \$10k. We may need to have neighbors vote to change the bylaws in the event we run into financial issues.

An owner asked if we are moving the trees at the club. The answer was no.

An owner asked if we are going to approve a splash pool. The answer was no.

An owner asked if we are going to remodel the club building and the pavilion at the same time. It was indicated that we may do one project before the other, but at this time we don't know.

An owner asked if we were expanding the club building. The answer is no; any expansion to the building would require a retention system.

An owner asked if we are going to install a retention system under the building. Michael indicated that as long as we are not required to do so, we were not planning to do so because that system would require an expenditure of \$100k.

An owner asked what measures are being taken to monitor those that enter the club. Ryan indicated that we have problems with the old tags. We are considering a digital system to correct this situation.

An owner questioned whether kids are getting in the club without authorization. Ryan indicated that this is not a problem in the pool, but it is a problem with the tennis courts. We are considering including a new entry control system with our project.

An owner questioned why tennis players living in our neighborhood must pay an annual fee of \$350. He asked if league players living in other neighborhoods can use our club. He also questioned the black bench on the tennis court and indicated that the screens on the fences and the lights on the courts needed to be replaced. Michael requested that the owner send Ryan an email providing his suggestions for the tennis facilities.

An owner noted that a significant problem for the Board is communicating with Westchester residents. To announce this meeting, the Board was able to directly contact only 1/3 of the neighbors. Flyers were hand-delivered to neighbors requesting they provide their email address; of the 240 flyers that were left only 16 replied. She indicated that the Board needs to let the neighbors know about club renovation progress. The Board added a concern regarding communication about expenditures to maintain the present level of service in the neighborhood. Another member present pointed out that the Board is currently meeting weekly and needs input from the neighborhood. She also pointed out that the Board is very dedicated to communicating with the WOC membership.

An owner asked if neighbors would get a summary of what we discussed in this meeting. It was indicated that detailed minutes would be prepared and sent to all those that attended the Meet & Greet and would be posted on the Website.

An owner asked what the funding options were. Michael indicated that the cost was \$500,000 + 20% plus \$100,000 for interest. A loan to be repaid over five years would require an individual homeowner annual payment of \$380 each year for five years. A loan to be repaid over three years would require an annual payment of \$640 each year for three years. A loan for two-year repayment would require two annual payments of \$950 each. Michael indicated that the Board needs to get neighbors involved in the process in order to address many issues.

An owner asked if we were accepting donations. Michael indicated that they are the third person to ask that. The Board will discuss making donations an option and how to make that work.

An owner inquired as to how long the financing would last. Ryan stated that the consensus in the neighborhood was a loan for 5 years or less. Russ indicated that the financing needed to be paid back before the neighborhood had additional financing needs. Moreover, Westchester competes with other neighborhoods for new owners and a neighborhood with significant HOA debt may be

at a disadvantage competing with neighborhoods that have no debt. Michael indicated that we need to provide financing options to those owners that cannot afford to pay a special assessment.

An owner asked if the club fees will increase next year. Michael indicated that would be up to the next Board, but in all probability the fees would increase.

The meeting concluded at 5:10pm.

Russell E. Pae, Secretary