

**WINCHESTER COUNTRY MAINTENANCE ASSOCIATION, INC.
MEETING MINUTES OF THE BOARD OF DIRECTORS**

April 8, 2021

**9607 Rio Grande Drive
Houston, Texas 77064**

DIRECTORS PRESENT

Nicole Chovanetz, President, Vicki Hamm, Vice President, Secretary, Rachel Hester, Treasurer, Lucy Charles, Secretary, and Keith Ponds, Compliance Director.

IN ATTENDANCE:

Aly L. Long representing the Managing Agent, Sterling ASI.

CALL TO ORDER

Due notice of meeting having been given and quorum being present, meeting was called to order at 6:46pm by Director Chovanetz.

OPEN FORUM

DISPOSITION OF MINUTES

The March 11, 2021 minutes were presented. A motion was made and seconded to approve the minutes. All were in favor.

FINANCIALS

The March 2021 financials were presented and discussed. Operating had 704,919.18 at the end of March, 2021. The Reserve Account had a balance of 910,510.61 Outstanding 2021 Receivables is 54,807.35. The next CD coming to term will be with Amerant and is due 7/10/21. Rachel Hester, Treasurer, asked that a comparison of 2020 and 2021 financials be presented each month. A motion was made and seconded to approve the financials as presented. All were in favor.

RATIFICATION OF BUSINESS BETWEEN MEETINGS

NEW/OLD BUSINESS

- The 2021 Annual Meeting was discussed and will be held June 22, 2021. Solicitation of Candidates will be mailed after the May 2021 Board Meeting
- Nicole Chovanetz gave an update on the tree forest project and requested help with staking out the area. Director Keith Ponds will assist.

COMMITTEE REPORTS

- Security – Vicki Hamm – Willow pointe wants to add more deputies
- Clubhouse – Vicki Hamm - The Clubhouse has been repaired and will be fully operational by the end of next week.
- Tennis Committee - Vicki Hamm - N/A
- Pool – Vickie Hamm – The pool opens April 30th weekends only. The Swim Team will be using the pool in 2 weeks. The contract has been executed and returned to the Swim Team for their signature.
- Landscape Committee – Vicki Hamm – Spring Flowers will be installed in April
- Website Committee – Nicole Chovanetz – N/A
- Deed Restriction/ACC Report – Keith Ponds - Discussion on issues in the neighborhood.

ADMINISTRATION

- Onsite Maintenance Service Log

EXECUTIVE SESSION

- Discussion on compliance issues with homeowner

The next meeting will be held at the Clubhouse on May 13, 2021, 2021 at 6:30 PM.

ADJOURNMENT:

There being no further business to discuss, the meeting was adjourned at 8:30 PM

Recording Secretary

Date