

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

January 14, 2021

**9607 Rio Grande Drive
Houston, Texas**

DIRECTORS PRESENT

Nicole Chovanetz, President, Vicki Hamm, Vice President, Lucy Charles, Secretary, Rachel Hester, 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 6:39 pm by Director Chovanetz.

OPEN FORUM

Homeowner was present to appeal decision on refunding clubhouse deposit. Board agreed to refund \$200.00.

DISPOSITION OF MINUTES

The November, 2020 minutes were presented. A motion was made and seconded to approve the minutes. All were in favor.

FINANCIALS

The December 2020 financials were presented and discussed. A motion was made and seconded to approve the financials as presented. All were in favor.

Board agreed for Vice President, Vicki Hamm to cash in CD at Iberia for 104,047.78 and remove \$150,000 from Iberia money market account to secure a CD at First Service Credit Union for an 18 month CD at .65% rate.

NEW BUSINESS

1. The board discussed the repiping at the guard house and clubhouse. Managing agent will get additional proposals. Board tabled.

COMMITTEE REPORTS

- Security – Vicki Hamm – New Contract will be in February 2021
- Clubhouse – Lucy Charles presented clubhouse forms for renting the clubhouse to be used for 2021.
- Tennis Committee – Vicki Hamm requested manager to get proposals to either move or secure box so no one would be able to access from outside the tennis courts.
- Pool – deck is still not complete
- Landscape Committee – Vicki Hamm - N/A
- Website Committee – Nicole Chovanetz – N/A
- Deed Restriction/ACC Report – Keith Ponds - N/A

ADMINISTRATION

- Onsite Maintenance Service Log

EXECUTIVE SESSION

- No Board Action Needed

The next meeting will be held at the Clubhouse on February 11, 2021 at 6:30 PM.

ADJOURNMENT:

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

Recording Secretary

Date