

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

March 11, 2021

**9607 Rio Grande Drive
Houston, Texas**

DIRECTORS PRESENT

Nicole Chovanetz, President, Vicki Hamm, Vice President, Secretary, Rachel Hester, Treasurer 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 6:30pm by Director Hamm.

OPEN FORUM

Swim Team Directors attended meeting about the 2021 Season. The 2021 Contract will be prepared for signature including the dates the pool will be used for practice as well as the meets

DISPOSITION OF MINUTES

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

FINANCIALS

The February 2021 financials were presented and discussed. Operating had 538,781.34 at the end of February, 2021. The Reserve Account had a balance of 1,058,118.25. Outstanding 2021 Receivables is 96,591.13. The next CD coming to term will be with Amerant and is due 7/10/21. A motion was made and seconded to approve the financials as presented. All were in favor.

RATIFICATION OF BUSINESS BETWEEN MEETINGS

Board approved the Clean Team Plumbing Proposal for \$6,500.00

NEW BUSINESS

1. The quarterly homeowners meeting will be held March 24, 2021 at 7:00 Pm at the Clubhouse
2. Easter Egg Hunt will be held on March 27, 2021 between the hours of 1:00 and 3:00 PM
3. The annual garage sale will be held on April 16 – April 17, 2021

COMMITTEE REPORTS

- Security – Vicki Hamm – New Contract for 2021 will begin on April 24, 2021.
- Clubhouse – Vicki Hamm – the clubhouse was damaged due to the freeze and proposals are being sought for the cleanup and repair. The insurance adjuster has been out to the property and waiting on report.
- Tennis Committee - Vicki Hamm – The tennis courts are being used excessively.
- Pool – Vickie Hamm – the decking at the pool is completed.
- Landscape Committee – Vicki Hamm – N/A
- 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 April 8, 2021 at 6:30 PM.

ADJOURNMENT:

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

Recording Secretary

Date