

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

May 13, 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 6:52pm by Director Chovanetz.

OPEN FORUM

DISPOSITION OF MINUTES

The April 8,, 2021 minutes were presented. A motion was made and seconded to approve the minutes. All were in favor.

FINANCIALS

The April 2021 financials were presented and discussed. Operating had 628,415.01 at the end of April, 2021. The Reserve Account had a balance of 912,557.34. Outstanding 2021 Receivables is 34,035.40. 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

NEW/OLD BUSINESS

- The 2021 Annual Meeting was discussed and will be held June 22, 2021.
- Nicole Chovanetz gave an update on the tree forest project and requested help with staking out the area. Board approved \$3,500.
- Repiping has been completed with the exception of repairing the sheetrock in the clubhouse.

COMMITTEE REPORTS

- Security – Vicki Hamm – Willow pointe wants to have their own coordinator.
- Clubhouse – Vicki Hamm - The Clubhouse has been repaired and new furniture has been purchased.
- Tennis Committee - Vicki Hamm - NA new net has been purchased
- Pool – Vickie Hamm
- Landscape Committee – Vicki Hamm – A proposal for bottlebrush and knockout roses will be presented to the board for approval.
- 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 June 10, 2021 at 6:30 PM.

ADJOURNMENT:

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

Recording Secretary

Date