

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

July 8, 2021

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

DIRECTORS PRESENT

Nicole Chovanetz, President, Vicki Hamm, Vice President, Rachel Hester Secretary/Treasurer, Director Craig Jacobs, and Director Joshua Wilson.

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 6:34pm by Director Chovanetz.

OPEN FORUM

DISPOSITION OF MINUTES

The June 10, 2021 minutes were presented. A motion was made and seconded to approve the minutes. All were in favor.

FINANCIALS

The June 2021 financials were presented and discussed. Operating had 445,474.41 at the end of June, 2021. The Reserve Account had a balance of 1,061,760.46. Outstanding 2021 Receivables is 23,531.41. A surplus of 16,747.49 at the end of June 2021. The next CD coming to term will be with Amerant and is due 9/30/21. A motion was made and seconded to approve the financials as presented. All were in favor.

RATIFICATION OF BUSINESS BETWEEN MEETINGS

NEW/OLD BUSINESS

- Board agreed to secure contract with Cypress Creek Mosquito Spraying until the end of July, 2021.
- The new directors executed the Board Confidentiality Agreement
- New Officers for 2021-2022 are as follows:
 - Nicole Chovanetz – President

- Vicki Hamm – Vice President
- Rachel Hester – Secretary/Treasurer
- Craig Jacobs – Director
- Joshua Wilson, - Director

COMMITTEE REPORTS

- Security – Vicki Hamm – Willow pointe will not participate in the Off Duty Security effective June 1, 2021.
- Clubhouse – Vicki Hamm -
- Tennis Committee - Vicki Hamm - Backboard was taken down
- Pool – Vickie Hamm - Pool Cards are being distributed
- Landscape Committee – Vicki Hamm – Flowers have been changed out.
- Website Committee – Nicole Chovanetz – N/A
- Deed Restriction/ACC Report – Keith Ponds - Discussion on issues in the neighborhood.

ADMINISTRATION

- Onsite Maintenance Service Log

Adjourn Regular Session at 7:45

EXECUTIVE SESSION

- Accounts Receivable Report/Collection Status Report
- Review emails/letters from Owners
- Compliance Report

Adjournment Executive and back to Regular Session at 8:13 PM

- Board denied appeal for homeowner to receive full deposit due to violations in the contract.

The next meeting will be held at the Clubhouse on August 12, 2021 at 6:30 PM.

ADJOURNMENT:

There being no further business to discuss, the meeting was adjourned at 8:51 PM

Recording Secretary

Date