

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

September 9, 2021

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

DIRECTORS PRESENT

Nicole Chovanetz, President, Vicki Hamm, Vice President, Rachel Hester Secretary/Treasurer, 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 6:38pm by Director Chovanetz.

OPEN FORUM

DISPOSITION OF MINUTES

The August 12, 2021 minutes were presented. A motion was made and seconded to approve the minutes. All were in favor.

FINANCIALS

The August 2021 financials were presented and discussed. Operating had 402,224.79 the end of August, 2021. The Reserve Account had a balance of 1,066,059.87. Outstanding 2021 Receivables is 19,317.56. A surplus of 43,679.23 at the end of August 2021. 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 approve the Swim Team to have a shed.
- Board will review and approve contract for the 2022 Swim Team Season and invite the officers to the meeting in November
- 2022 Budget was approved. There will not be an increase for 2022. The assessments will remain at \$315.00
- The Board agreed to move to CIT Bank because of the increase of charges at Newfirst.

• **COMMITTEE REPORTS**

- Security – Vicki Hamm - gave security report on activity in the neighborhood.
- Clubhouse – Vicki Hamm – discussed several clubhouse rentals and deposit refunds. Also, residents must show proof of residency in Winchester Country.
- Tennis Committee - Vicki Hamm - N/A
- Parks – Joshua Wilson – fence section at Rio Grande will be repaired. Volleyball post is leaning.
- Pool – Vickie Hamm - Pool Season is over
- Landscape Committee – Vicki Hamm – Took out Hawthornes in front of the clubhouse Waiting on plant replacement
- Website Committee – Nicole Chovanetz – N/A
- Deed Restriction/ACC Report – N/A

• **ADMINISTRATION**

- Onsite Maintenance Service Log

Adjourn Regular Session at 7:15

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 discussed cleaning deposit from resident and approved refunding \$30.00 for not cleaning the clubhouse as instructed.
- Board approved sending over deed restrictions for the following accounts
241565, 240554, and 241288

The next meeting will be held at the Clubhouse on October 14, 2021 at 6:30 PM.

ADJOURNMENT:

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

Victoria M. Hamm

10-14-21

Recording Secretary

Date