

- Discussion on adding two additional camera's in the clubhouse.
- **COMMITTEE REPORTS**
 - Security – Vicki Hamm - waiting on the replacement for the night shift.
 - Clubhouse – Vicki Hamm – discussed several clubhouse rentals and deposit refunds.
 - Tennis Committee - Vicki Hamm -
 - Parks – Joshua Wilson – N/A
 - Pool – Vickie Hamm – Pool Company working on the replastering of the pool.
 - Landscape Committee – Vicki Hamm –
 - Website Committee – Nicole Chovanetz – N/A
 - Deed Restriction/ACC Report – discussion on pickup with long bed parked in the driveway
- **ADMINISTRATION**
 - Onsite Maintenance Service Log

Adjourn Regular Session at 8:06PM

EXECUTIVE SESSION

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

Adjournment Executive and back to Regular Session at 8:06 PM

The next meeting will be held at the Clubhouse on March 10, 2022 at 6:30 PM.

ADJOURNMENT:

There being no further business to discuss, the meeting was adjourned at 8:06PM

Vicki Hamm

3-10-22

Recording Secretary

Date

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

February 8, 2022

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

DIRECTORS PRESENT

Vicki Hamm, Vice President, Rachel Hester Secretary/Treasurer and Director Craig Jacobs.

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

Homeowner appeared before the board to appeal decision by the board reducing the amount of the deposit due to holes in the walls and blue paint on the wall.

DISPOSITION OF MINUTES

The January 13, 2022 minutes were presented. A motion was made and seconded to approve the minutes. All were in favor.

FINANCIALS

The December 2021 financials were presented and discussed. Operating had 439,166.50 the end of December 2021. The Reserve Account had a balance of 1,070,401.88. Outstanding 2021 Receivables is 16,993.82. The income vs. expense report showed a surplus of 35,575.03 at the end of December 2021. A motion was made and seconded to approve the financials as presented. All were in favor.

NEW/OLD BUSINESS

- Board approved to repaint the interior of the clubhouse.
- Board discussed the proposed car lot on West Road.
- Discussion about rental fees and cleaning fees
- Discussion of Swim Team Banner
- Replace fence on the left and right side
- Replaced thermometer in the clubhouse