

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

January 13, 2022

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 6:42PM by Director Chovanetz.

OPEN FORUM

Keith Ponds asked Board for better communication about the deed restrictions.

DISPOSITION OF MINUTES

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

FINANCIALS

The November 2021 financials were presented and discussed. Operating had 336,521.20 the end of November 2021. The Reserve Account had a balance of 1,072,355.75. Outstanding 2021 Receivables is 17,676.39. The income vs. expense report showed a surplus of 24,439.97 at the end of November 2021. A motion was made and seconded to approve the financials as presented. All were in favor.

NEW/OLD BUSINESS

- Board approved the proposal from Aura to replaster the pool.
- Board meeting for February will be held February 8, 2022 at 6:30
- Discussion about board attendance at Events for the Association

• **COMMITTEE REPORTS**

- Security – Vicki Hamm - gave security report on activity in the neighborhood and reported change in security due to Officer Spillers is retiring. Taylor is now on days and waiting on the name of his replacement.
- Clubhouse – Vicki Hamm – discussed several clubhouse rentals and deposit refunds.
- Tennis Committee - Vicki Hamm -
- Parks – Joshua Wilson – reported on graffiti at Dog Park.
- Pool – Vickie Hamm – N/A
- Landscape Committee – Vicki Hamm – Proposal for sycamore tree to shade swings at clubhouse playground area.
- Website Committee – Nicole Chovanetz – N/A
- Deed Restriction/ACC Report – N/A

• **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 February 8, 2022 at 6:30 PM.

ADJOURNMENT:

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

Vicki Hamm

2-8-2022

Recording Secretary

Date