

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

March 10, 2022

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

DIRECTORS PRESENT

Nicole Chovanetz, President, Vicki Hamm, Vice President, and Rachel Hester Secretary/Treasurer

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 Chovanetz.

OPEN FORUM

DISPOSITION OF MINUTES

The February 8, 2022 minutes were presented. A motion was made and seconded to approve the minutes. All were in favor.

FINANCIALS

The January 2022 financials were presented and discussed. Operating had 576,813.31 the end of January 2022. The Reserve Account had a balance of 1,072,646.91. Outstanding 2021 Receivables is 15,585.14. Outstanding assessments for 2022 were 134,568.33. The income vs. expense report showed a surplus of 22,193.91 at the end of January 2022. A motion was made and seconded to approve the financials as presented. All were in favor.

NEW/OLD BUSINESS

- The Board discussed the food farm. A proposal was submitted to the board for an addition \$500.00. Board approved.
- Board discussed the February 26, 2022 clubhouse rental deposit. The board denied deposit returned because the homeowner did not comply with the rental agreement.

• **COMMITTEE REPORTS**

- Security – Vicki Hamm - waiting on the replacement for the night shift.
- Clubhouse – Vicki Hamm
- Tennis Committee - Vicki Hamm

- Parks – Joshua Wilson – N/A
- Pool – Vickie Hamm – Pool has been completed.
- 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

- Board agreed to send account #240554, #240821 and #240986 to legal for noncompliance.

The next meeting will be held at the Clubhouse on April 14, 2022 at 6:30 PM.

ADJOURNMENT:

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

Victoria M. Hamm

3-24-22

Recording Secretary

Date