

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

May 12, 2022

9607 Rio Grande Drive
Houston, Texas 77064

DIRECTORS PRESENT

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

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 April 14, 2022 minutes were presented. A motion was made and seconded to approve the minutes. All were in favor.

FINANCIALS

The March 2022 financials were presented and discussed. Operating had 582,716.96 the end of March 2022. The Reserve Account had a balance of 1,078,800.45. Outstanding 2021 Receivables is 12,359.00. Outstanding assessments for 2022 were 58,478.35. The income vs. expense report showed a surplus of 60,823.18 at the end of March 2022. A motion was made and seconded to approve the financials as presented. All were in favor.

NEW/OLD BUSINESS

- Discussion on Law Suit from Texas Tile with the attorney
- Discussion on fencing at the pool. J.C. Hood was approved to do the fencing at the clubhouse.
- Discussion on park repairs
- Discussion on 2022 Annual Meeting.
- The pool will open May 6th and only open on weekends till school is out.

• **COMMITTEE REPORTS**

- Security – Vicki Hamm
- 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 –

• **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 202971, 240689 and 285294 to legal for noncompliance.

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

ADJOURNMENT:

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

Vicki Hamm

10-9-22

Recording Secretary

Date