

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

**April 14, 2022**

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

**DIRECTORS PRESENT**

Nicole Chovanetz, President, Vicki Hamm, Vice President, Rachel Hester Secretary/Treasurer, Craig Jacobs and 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 6:44PM by Director Chovanetz.

**OPEN FORUM**

**DISPOSITION OF MINUTES**

The March 10, 2022 minutes were presented. A motion was made and seconded to approve the minutes. All were in favor.

**FINANCIALS**

The February 2022 financials were presented and discussed. Operating had 599,966.29 the end of February 2022. The Reserve Account had a balance of 1,076,803.63. Outstanding 2021 Receivables is 14,094.00. Outstanding assessments for 2022 were 90,779.65. The income vs. expense report showed a surplus of 41,428.29 at the end of February 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. Managing Agent will compile all information and send to the acting attorney.
- Discussion on fencing at the pool.
- Discussion on park repairs
- Discussion on 2022 Annual Meeting. Incumbents will run again. Solicitation of Candidates will be sent out last week in April to the residents.
- The pool will open May 6<sup>th</sup> and only open on weekends till school is out.
- A motion was made and seconded to buy a projector and screen for movie night.

- **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 – 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 268358 and 240689 to legal for noncompliance.

The next meeting will be held at the Clubhouse on May 12, 2022 at 6:30 PM.

**ADJOURNMENT:**

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

Vicki Hamm

5-12-22

Recording Secretary

Date