

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

July 14, 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 6:55PM by Director Chovanetz.

DISPOSITION OF MINUTES

The June 9, 2022 minutes were presented. A motion was made and seconded to approve the minutes. All were in favor.

FINANCIALS

The May 2022 financials were presented and discussed. Operating had 581,854 the end of May 2022. The Reserve Account had a balance of 1,000,982.43. Outstanding 2021 Receivables is 9,8589.23 and outstanding assessments for 2022 were 27,293.46. The income vs. expense report showed a surplus of 62,742.18 at the end of May 2022. A motion was made and seconded to approve the financials as presented. All were in favor.

NEW/OLD BUSINESS

- Discussion about mediation
- Approved new attorney

COMMITTEE REPORTS

- Security – Vicki Hamm - Discussed incident at pool
- Clubhouse – Vicki Hamm - N/A
- Tennis Committee - Vicki Hamm - N/A
- Parks – Joshua Wilson – graffiti, dog park benches and hinges on door are broken
- Pool – Vickie Hamm – resident with medical issues taken to ER

- Landscape Committee – Vicki Hamm – N/A
- Website Committee – Nicole Chovanetz – N/A
- Deed Restriction/ACC Report – N/A

- **ADMINISTRATION**

- Onsite Maintenance Service Log

Adjourn Regular Session at 7:30PM

EXECUTIVE SESSION

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

Adjournment Executive and back to Regular Session at 8:10 PM

The next meeting will be held at the Clubhouse on August 11, 2022 at 6:30 PM.

ADJOURNMENT:

There being no further business to discuss, the meeting was adjourned at 8:15PM

Vicki Hamm

8-11-2022

Recording Secretary

Date