

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

June 9, 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**

- Candidate for the upcoming Annual Meeting attended the board meeting. Discussion on responsibility of the board and what the duties for each board member were.

**DISPOSITION OF MINUTES**

The May 12, 2022 minutes were presented. A motion was made and seconded to approve the minutes. All were in favor.

**FINANCIALS**

The April 2022 financials were presented and discussed. Operating had 595,144.75 the end of April 2022. The Reserve Account had a balance of 1,078.812/52. Outstanding 2021 Receivables is 9,833.81 outstanding assessments for 2022 were 33,773.35. The income vs. expense report showed a surplus of 58,381.86 at the end of April 2022. A motion was made and seconded to approve the financials as presented. All were in favor.

**NEW/OLD BUSINESS**

- Discussion about mediation on June 20, 2022.
- Discussion on park repairs
- Discussion on 2022 Annual Meeting.

• **COMMITTEE REPORTS**

- Security – Vicki Hamm - N/A
- Clubhouse – Vicki Hamm - N/A
- Tennis Committee - Vicki Hamm - Windscreen repaired
- Parks – Joshua Wilson – graffiti, dog park benches and hinges on door are broken
- Pool – Vickie Hamm – guard entered pool after hours and terminated new solar lights at the pool. Movie night at the tennis courts
- 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

- Board agreed to send account 240821 and 240689 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

Recording Secretary

7-14-22

Date