

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

March 9, 2023

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

DIRECTORS PRESENT

Vicki Hamm, Vice President, Joshua Wilson and Keith Pond attending meeting

CALL TO ORDER

Due notice of meeting having been given and quorum being present, meeting was called to order at 6:36PM by Director Hamm.

DISPOSITION OF MINUTES

The February minutes were presented. A motion was made and seconded to approve the minutes with changing Josh Wilson as not attending. All were in favor.

FINANCIALS

The December 2022 financials were presented and discussed. A motion was made and seconded to approve the financials as presented. All were in favor. Discussion on the two CD's at Iberia as well as moving matured CDs to other banks with better rates.

Discussed operating and reserve amounts for Winchester Country.

NEW BUSINESS

- Discussion about homeowner wanting his roof repaired/replaced claiming a tree limb from the common area next to his house fell on his roof.
- Contact attorney to see if further contact with homeowner who is sending letters to the board is necessary.
- Have Aly send anyone that are two (2) years delinquent need to go to the attorney.
- Contact MUD to talk to the board about 14 million dollar bond (three million for project and hold eleven for future projects).

COMMITTEE REPORTS

- Security – Vicki Hamm - N/A
- Clubhouse – Vicki Hamm – rentals are being made
- Tennis Committee - Vicki Hamm - N/A
- Parks – Josh Wilson – not much structural at the volleyball park.
 1. *The planted area appears to be dead*
 2. *One step on the big structure where the brow paint is peeling off.*
 3. *The playground equipment is peeling off at Cabin Creek Park*
 4. *Dog Park – benches and tables are wobbly.*
 5. *Graffiti on trash on top located closest to the bayou*
 6. *Trashcan at the dog park has been stolen.*
 7. *Director Ham is researching buying doggy stations - \$75.00 used one from another subdivision and amazon.*
 8. *Shade over play areas – buying trees or possibly moving from director Hamm's house to area*
- Pool – Vickie Hamm – Rules will be given to the guards to read and execute. Guards will be on rotation at the check in desk. All residents have to sign a pool rule form.
- Swim Team – Dates for meets have been passed on to the board.
- Landscape Committee – Vicki Hamm – plants outside of the clubhouse are dead and Vicki will contact landscaper.
- Website Committee – Nicole Chovanetz – N/A
- Deed Restriction/ACC Report – Keith Ponds – reported on request for Acc's and advised several people need to get additional letters sent.

EXECUTIVE SESSION

- Accounts Receivable Report/Collection Status Report
- Review emails/letters from Owners
- Compliance
- The next meeting will be held at the on April 13, 2023 at 6:30 PM.

ADJOURNMENT:

There being no further business to discuss, the meeting was adjourned at 7:27PM

Vicki Hamm

4-13-23

Recording Secretary

Date