



## **WINCHESTER COUNTRY MAINTENANCE**

### **BOARD of DIRECTORS MEETING**

In accordance with the By-Laws of the Association, notice is hereby given of a forthcoming Board of Directors meeting. This meeting will be held in accordance with the following arrangements.

Date July 13, 2023

Time: 6:30 PM

Place: Clubhouse, 9607 Rio Grande Drive, Houston, Texas 77064

A quorum requires at least three (3) Directors to be present in order to call the meeting to order.

- I. Call Meeting to Order/Establish Quorum**
- II. Introductions**
- III. Approval of Board Meeting Minutes for June 8, 2023**
- IV. Summary of June 8, 2023 Executive Session**
- V. Property Management Report/Financial Review**
- VI. RATIFICATION of BUSINESS BETWEEN MEETINGS**
- VII. Old Business**
- VIII. New Business**
  - 1. Acceptance of Resignation from Board Member**

2. **Appointment of Board Member to fill out term of Board Member who resigned.**
3. **Board to decide Board Officer Positions for 2023-2024**
4. **Discuss Proposals for Sun Shades for playground areas**

**IX. Committees**

- Security Report – Vicki Hamm
- Clubhouse Committee – Vicki Hamm/Nicole Chovanetz
- Tennis Committee – Vicki Hamm
- Parks Committee - Joshua Wilson
- Pool Committee –Vicki Hamm
- Landscape Committee – Nicole Chovanetz/Vicki Hamm
- Website Committee – Nicole Chovanetz
- Deed Restriction/ACC Report

**X. Board Review**

1. The Board will consider and vote on levying fines on owners who have violated or are violating Association’s governing documents.
2. The Board will consider and vote on referring owners who have violated or are violating the Associations governing documents over to the Associations attorney to seek compliance with the governing documents through lawsuit if necessary
3. The board will consider and vote on referring owners who are delinquent in the payment of assessments or other charges to the Association over to the attorney to collect such past due amounts through lawsuit and foreclosure if necessary.

**XI. Homeowner Open Forum**

If you have any question(s) for the Board Meeting, please submit your question by email to Aly L. Long @aly@sterlingasi.com. If all questions cannot be answered during the board meeting, Aly will either mail or email a response

directly to you. Any questions that are specific to a specific account or that the Board believes should be treated as confidential will not be answered during the board meeting and individual responses will be directed to those owners. Each owner is limited to three (3) questions. Duplicate questions will only be answered once.

**XII. Closed Executive Session** – The Board will consider actions involving personnel, pending or threatened litigation, contract negotiations, and enforcement actions, confidential.

**XIII. Reconvene Open Session**

**XIV. Schedule of Next Board Meeting – August 10, 2023**