

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

July 13, 2023

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

DIRECTORS PRESENT

Nichole Chovanetz, President, Rachel Hester, Treasurer, Josh Wilson, Director, and Pamela Vargas, Director attending meeting.

CALL TO ORDER

Due notice of meeting having been given and quorum being present, meeting was called to order at 6:40PM by Director Chovanetz.

DISPOSITION OF MINUTES

The June 8, 2023 minutes were presented. A motion was made and seconded to approve the minutes. All were in favor.

SUMMARY OF JUNE 8, 2023 EXECUTIVE SESSION

The Board considered and voted 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.

PROPERTY MANAGEMENT REPORT/FINANCIALS

The May financials were presented and discussed. The Operating account had a balance of \$566,160.74. The Reserve account had a balance of \$1,001,346.32. The 2023 Receivables outstanding was \$39,567.77. The surplus for month ending was \$44,345.33. A motion was made and seconded to approve the financials as presented. All were in favor.

OLD BUSINESS

NEW BUSINESS

Acceptance of Resignation from Keith Ponds, Board Member. The board accepted the resignation.

President Chovanetz made a motion to elect Vicki Hamm to the board to fill the remaining term. Motion failed and Director Vargas asked to have further discussion in Executive Session.

The Board elected officers for 2023-2024. Nicole Chovanetz, President, Joshua Wilson, Vice President, Rachel Hester, Treasurer and Pamela Vargas, Secretary.

The board discussed getting bids for a sun shade at Cabin Creek Park. Management will secure bids.

COMMITTEE REPORTS

Board Liaison for Committees for the year 2023-2024 is as follows:

- Security – Nicole Chovanetz
- Finance – Rachel Hester
- Clubhouse – Nicole Chovanetz/Pamela Vargas
- Recreation - Josh Wilson
- Pool – Nicole Chovanetz/Pamela Vargas
- Landscape - Nicole Chovanetz
- Communication – Pamela Vargas/Nicole Chovanetz
- Architectural Applications – Nicole Chovanetz/Keith Ponds (Committee)

Procedures for each committee will be given to all committee members. Director Vargas will prepare an email blast to be sent out to all residents notifying them of each committee and advise if residents would like to participate.

The Swim Team Liaison will be Nicole Chovanetz

Open Forum

- Online Voting
- Committee Vote for Sun Shades
- Deed Restrictions
- Updating Bylaws
- Communication
- Architectural Applications

Adjourned Open Meeting at 7:30 PM

EXECUTIVE SESSION

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

Closed Executive Session at 8:34

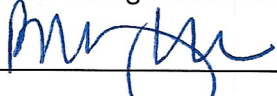
Reconvene Open Meeting

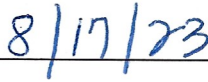
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SCHEDULE OF NEXT BOARD MEETING – August 17, 2023 at 6:30 PM.

ADJOURNMENT:

There being no further business to discuss, the meeting was adjourned at 8:34PM





Recording Secretary

Date