



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 August 17, 2023

Time: 7:00 PM (Executive Meeting 6:30)

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. **Closed Executive Session**

Board Review

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

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.

The board will consider and vote on levying fines on owners who have violated or are violating Association's governing documents.

III. **Open Session**

IV. **Approval of Board Meeting Minutes for July 13, 2023**

V. Summary of July 13, 2023 Executive Session

VI. Property Management Report/Financial Review

VII. RATIFICATION of BUSINESS BETWEEN MEETINGS

VIII. Old Business

- Sun Shades for Cabin Creek

IX. New Business

1. Appointment of Board Member to fill out term of Board Member who resigned.

2. Discuss Proposals for Sun Shades for playground areas

3. Formation of Neighborhood Committees

Application

Appointment

Meetings

4. Discussion of having Sterling manage the amenities for the community for 2024

5. Bidding contracts for Landscaping, Pool, and Maintenance Services

X. Committees

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/Josh Wilson

Architectural Applications – Nicole Chovanetz

XI. Homeowner Open Forum

If you have any question(s) for the Board Meeting, please submit your question by email to Aly L. Long at 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. Schedule of Next Board Meeting – September 14, 2023

XIII. Adjourn Meeting