



**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 September 14, 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. Approval of Board Meeting Minutes for August 17, 2023**
- III. Summary of August 17, 2023 Executive Session**
 - a) Discussion with Attorney on delinquent accounts and updating bylaws per the new Legislature Laws for 2023-2024.
- IV. Property Management Report/Financial Review**
 - a) **2024 Annual Budget**
- V. Old Business**
 - a) Sun Shades for Cabin Creek
- VI. New Business**
 - a) Guidelines for Display of Certain Religious Items
 - b) Collection Policy
- VII. 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/Chovanetz
Architectural Applications – Nicole Chovanetz

VIII. 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 those owners. Each owner is limited to three (3) questions. Duplicate questions will only be answered once.

IX. 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.

X. Schedule of Next Board Meeting – October 12, 2023

XI. Adjourn Meeting