

Minutes of December 2007 meeting

Meeting was called to order at 7:30 p.m. January 3, 2008. Board members present were:

Denise Salet – Sanitation
Charles Cleveland – Vice President
Jolee Mikula - Treasurer
Carroll Satterfield – Security
Marcel Karolys – President
Robin Foster – Rap newsletter
Heather Klausmeyer – Legal

Residents present:

Robert Ferguson
John Furby
Carolyn Brath
Sonny Harkins
Joe Smith

Marcel Karolys introduce Bob Ferguson who had agreed to take the position of Community Relations for 2007. Carroll Satterfield made a motion to make Bob Ferguson Community Relations and Craig Parks seconded. Motion was passed.

The nominating committee presented to the board a list of candidates to serve as trustees in 2008. The list is attached. There was some discussion and Charles Cleveland made a motion to present the names at the annual meeting for election. Heather Klausmeyer seconded. Vote was taken and the motion passed.

The secretary was not at the meeting so the minutes of the November meeting could not be approved.

President had nothing to report.

Carroll Satterfield (Security) was pleased to report that there had been no crime activity in Westchester.

There was some discussion about deed restrictions and the procedures for enforcement. Charles Cleveland suggested a permanent office for all the files of Westchester rather the current situation which is to pass the files from retiring trustee to incoming trustee.

Jolee Mikula (Treasurer) issued the treasurer's report. The consolidation of the bank accounts has been completed, which reduces bank fees. Ms. Mikula reiterated that the 2007 board needs to advise the incoming 2008 board of the need to raise fees to cover operating costs and to contribute to the reserve. It was also noted that the retiring 2006 board made the same recommendation. As of year-end 11/30/07, the WOC had a

operating surplus of \$ 12,300.00. Please note that there was \$ 15,520.00 capital type expenditure to the pool-area that was funded out of the reserves. These improvements were badly needed and should help prolong the life of the pool-area assets. Our total cash at year-end was \$ 96,200.00.

Denise Salet (Sanitation) gave the Sanitation report. From time to time there have been complaints about the service, but it is rarely the same people. It MIGHT be possible to get better service with a different company but it would require a new contract and a new contract would raise costs by approximately \$ 20,000 annually. Current contract expires at the end of 2009.

Craig Parks (Maintenance) reported that the City of Houston made its inspection of the pools that requires repair to three of the gates accessing the pool area. He received three bids, the highest was approximately \$ 3,500.00 and the lowest was \$ 1,600.00. The repairs must be made before the City of Houston will re-issue the license. Robin Foster made a motion to fix the fence using Western Fence (\$ 1,600.00) and Charles Cleveland seconded. The motion passed. There was some discussion regarding the trimming of the trees in the pool area and it was noted that the tree that needed it most was the one overhanging the street. There was also some discussion regarding the development of a capital improvement reserve spreadsheet to determine the amount of the annual contribution to the reserve account. This was done in 2002/2003 and the treasurer will send the information.

Meeting was adjourned at 9:15 p.m.

ATTACHMENT:

Nominating committee report, Jan. 3, 2008

President: Denise Salet, incumbent trustee

VP: Tim McGinty

Secretary: Don Hogan

Treasurer: Robin Motley

Security: Bill Tuttle

Sanitation/Mosquito Control: Carol Madigan

Legal: Clay Roth

Community Relations: (awaiting confirmation of willingness to serve)

Maintenance: Craig Parks, incumbent trustee

Newletter/RAP: Robin Foster, incumbent trustee