

**THE BOARD OF DIRECTORS OF WESTCHESTER OWNERS COMMITTEE HELD THEIR REGULAR MEETING ON TUESDAY, JULY 15, 2008 AT 7:30 P.M. AT ST. JOHN VIANNEY CATHOLIC CHURCH, HOUSTON, TEXAS.**

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**ESTABLISHMENT OF QUORUM** - Quorum was established with the following directors present: President Denise Salet, Vice President Craig Parks, Secretary Don Hogan, Treasurer Robin Motley, Director Joe Barber, Director Carol Madigan, Director Robin Foster, Director Clay Roth, Director Bill Tuttle and Director Bob Ferguson.

**CALL TO ORDER / ADOPTION OF AGENDA / APPROVAL OF MINUTES** - The meeting was called to order at 7:35 pm by President Salet. The minutes of the June meeting were not available.

**FINANCIAL REPORT** - Treasurer Motley reported the financial statements of the Association show as of June 30, 2008 there was \$46,061.43 in the operating account, \$75,853.21 in the money market account and \$84,961.24 in the non-capital reserve account. There was a total of \$1,149.43 owed to the association, all of which is 2008 fees and legal fees.

**COMMITTEE REPORTS -**

**SWIM AND TENNIS - VICE PRESIDENT PARKS** - reported on several repairs and improvements made at the swim and tennis facility, including cleaning the drains of plaster residue from work done several years ago. He reported membership in all categories had increased this year. He mentioned the need to re-surface the tennis courts as quickly as possible as their condition is deteriorating. The soft drink machine was discussed, but will remain as is for now.

**MAINTENANCE- DIRECTOR FERGUSON** - reported all repairs have been made, including to the electrical wiring at the entries. Three board members volunteered to walk the Dairy Ashford perimeter fence to check for needed repairs and owner's foliage which is damaging the fence. These owners will be sent letters by Director Roth requesting they trim the foliage or have a contractor hired by the Association do the work with the cost charged to the owners.

**PEST CONTROL AND TRASH REMOVAL - DIRECTOR MADIGAN** - advised the Board mosquito spraying continues with no increase. She reminded the Board the trash contract runs for another year but noted the fuel surcharges are increasing monthly. She will explore other options for trash service.

**PATROL - DIRECTOR TUTTLE** - reported Thornwood has agreed to share the patrol contract. Westchester and Thornwood would share an officer from 10:00 am to 2:00 am with no additional cost to Westchester. This shared contract should reduce response time and increase visibility. A motion was made, seconded and passed unanimously for Director Tuttle to contact the constable's office to change the contracts. Decals for cars were discussed. Treasurer Motley is to find out approximate costs.

**LEGAL AND DEED RESTRICTIONS - DIRECTOR ROTH** - advised the Board Mr. Albert Alvina has requested a hearing regarding the ACC committee request for him to reverse his garage enclosure. A motion was made, seconded and passed unanimously to have the required Section 209 hearing at 7:00 pm on August 19, 2008. Director Roth will advise Mr. Alvina by mail of the hearing time and date.

After discussion, Director Roth was asked to approach Mr. Livieres regarding moving his fence which faces Pinesap back in line with his back door neighbor's fence and garage. Director Ferguson noted he had spoken to Mr. Livieres and he claimed he made this offer earlier. The Board agreed that while this is not a perfect solution it is preferable to leaving the fence in its current location.

The drainage issue at 14715 Quail Grove was discussed. The Board agreed this is an issue between two homeowners and should properly be addressed by the City of Houston rather than the Association as there are laws in place prohibiting impacting a neighbors property by improper drainage.

A motion was made, seconded and passed unanimously to request the ACC committee review the ACC guidelines for any conflicts with the deed restrictions and present them to the Board at the August meeting. The Board agreed this issue needs to be dealt with as quickly as possible to lessen confusion and insure compliance.

**COMMUNITY RELATIONS - JOE BARBER** - reported the Katy Freeway project continues on schedule. In an effort to welcome new owners, Treasurer Motley receives notification of sales from Best Fit solutions and sends a welcome letter to new owners, along with a list of Directors and amenities. This letter specifically advises owners they must contact the ACC committee if they want to make any changes to the exterior of their homes.

**OLD BUSINESS - TREASURER MOTLEY** reminded the Board the August meeting will be the first discussion of the 2009 budget. She requested all Directors bring firm contract numbers for 2009, along with any repairs / replacements needed in the community. Directors should also bring wish lists of any projects they would like to see implemented.

All delinquent accounts were reviewed by the Board. Collection efforts continue and it is expected all accounts will be paid in full by August 31, 2008.

**SET DATE FOR NEXT MEETING** - the next Board meeting is scheduled for August 19, 2008 at 7:00 pm. for the 209 hearing and 7:30 pm for the regular business meeting.

**ADJOURNMENT** - there being no further business to come before the Board the meeting was adjourned at 9:20 pm.

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Don Hogan, Secretary