**THE BOARD OF TRUSTEES OF THE WESTCHESTER OWNERS COMMITTEE HELD THEIR REGULAR BOARD OF TRUSTEES MEETING ON TUESDAY, MARCH 21, 2023, AT 625 NOTTINGHAM OAKS TRAILS, ROOM E-9, HOUSTON, TX 77079. MEETING NOTICE ATTACHED AS EXHIBIT "A".**

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**TRUSTEES PRESENT:** Sy Zaidi, Justin Girard, Jordon Giarratano, Adam Hampton and Sean McBeth. Asim Modi, Jason Warren, Lindsey Ferrell and Andrea Stevens were not in attendance. Also present: Heather Esteban of Crest Management Company.

**CALL TO ORDER**:

The meeting was called to order at 6:05 P.M. The agenda was adopted as presented.

**HOMEOWNER FORUM**

Two representatives were in attendance from the Harris County Tax Office and informed owners in attendance of services provided by their office as well as allowing groups to schedule property tax workshops to help educate homeowners.

An owner asked what the timeline is for the pool replaster. The Board advised the work is completed and the pool is being refilled currently.

An owner encouraged parents to tell their kids to watch where they are going when they are riding in golf carts or other motorized vehicles.

**FINANCIAL REPORT**

The February 28, 2023, financials were presented to the Board. As of February 28, 2023, there was a total cash balance of $313,369.67 in the Operating Account and the Non-Capital Reserve Account had a balance of $81,061.68 Assessment receivables totaled $38,216.47.

**TRUSTEE REPORTS**

**COMMUNITY RELATIONS:** Nothing to report.

**POOL & TENNIS:**  Sy Zaidi advised that the replaster has been completed. The Board is now working on pool membership sign up and forms. The Board is also looking to replace the windscreens at the tennis court.

**MAINTENANCE:** Justin Girard advised that the drinking fountains were being repaired this week. He also advised that the monument bed prep work had been completed, irrigation repairs need to be completed before flowers can be planted.

**TRASH & PEST CONTROL:** Sean McBeth advised that there have been 3 missed individual pickups in the last 2 months. He also clarified that bulky trash pickup includes pickup of 2 items each Friday and you can also call the trash company to schedule an extra bulk trash pickup if needed.

**PATROL:** Nothing to report.

**RAP NEWSLETTER:** Adam Hampton advised the April edition of the RAP will include the pool season announcement as well as a Stratford HS event. He also advised that the Women’s Club had put together a calendar of landscape articles that he can use each month.

**NEW BUSINESS:**

**Landscape Contract –** The Board was presented with contract rates from 4 landscape maintenance companies. After discussion and review the Board approved signing a 1 year contract with Superior Lawn Care at a total cost of $13,394.00.

**Announcement of Decisions Made Between Board Meetings –** Ms. Esteban advised of following decisions that were made between Board meetings:

* February 22, 2023 the Board approved an estimate from Aquatic Advisors for additional maintenance needed immediately after the pool replaster at a total cost of $2,145.00.
* February 24, 2023 the Board approved the February 21, 2023 meeting minutes.

**EXECUTIVE SESSION SUMMARY**

* The Board reviewed the collection status report dated March 13, 2023.
* The Board reviewed the inspection report dated March 18, 2023. The Board approved sending two accounts to the attorney for failure to correct deed restriction violations.

**NEXT MEETING**

The next regular meeting will be held Tuesday, March 21, 2023 at 6:00 p.m.

**ADJOURNMENT**

There being no further business, and upon a motion duly made and seconded, the meeting was adjourned at 7:00 p.m.

**APPROVED:**

**Date Syed Zaidi - President**