

WESTCHESTER COUNTRY CLUB HOA
BOARD OF DIRECTORS MEETING

Monday, February 15, 2021
Starlight Cove Pool Pavilion

Board Members Present:

Marcus Warner, President; Christine Luddy, Vice-President; Cheryl Edwards, Treasure; Beth Bohon, Secretary; Bruce Fong, Director Stephen Kogler; Property Manager

Call to Order

Meeting called to order by Vice-President Christine Luddy @ 7:00PM

Roll Call

All Board members were present.

Proof of Meeting Notice

Proof presented by Cheryl Edwards

Reading of the Minutes

January 18, 2021 Board of Directors Meeting

Marcus motioned to waive reading and approve January 18, 2021 minutes.

Chris 2nd motion; Passed all in favor

Treasure's Report 2020 Year End Financials

Treasurer's report given by Cheryl

Cheryl motioned to approve the year end 12/31/20 Financials.

Beth seconded this motion; All in favor.

Old Business

A) Review and Discuss Proposals for Purchase and Installation of Flag Posts – TABLED

B) Review and Vote Inclusion of Metal roof tiles, Terra Cotta color, to ACC approved tiles.
Marcus motioned to approve metal tiles consistent with Barrel tile style and pending review of Governing Docs.

Beth 2nd motion; passed all in favor.

C) Review and Vote KBR annual collections agreement- TABLED

New Business

A) Discuss and select entry sign and gatehouse paint colors.

Sample of Selected colors

B) Discuss and set conditions for violation compliance extensions and Fine Waivers.

Within 60 days

C) Discuss and vote on unit owner requests for extension of painting violation.

D) Timeline to re open pool with COVID compliance

Pool furniture to be placed out

Administrative Business

A) Vote to approve Special Assessments for Unit Owners Under Fine and Forced Maintenance

Account # 169-7108	Account # 169-7548
Account #169-7690	Account #169-8518 (2 fines)
Account # 169-7836 (3 Fines)	Account # 169-6769 (2 fines)
Account # 169-7771 (15 days)	Account # 169-8194 (2 fines)
Account # 169-7836 Forced Maintenance costs	

Marcus motion to approve and Cheryl 2nd the motion; passed all in favor

B) Approve Fining Committee February 10,2021 Hearing Results. Fines approved for

Account # 169-7690	Account # 169-7108
Account #169-7069	Account #175-2632
Account # 169-8589)	
Account # 169-7085	
Account # 169-7852	

Cheryl Motioned to approve and Marcus 2nd the motion. Passed all in favor.

Adjournment

Marcus motioned to close the meeting; Cheryl 2nd motion; passed all in favor
Meeting adjourned @ 8:33PM

Minutes approved on: _____

Beth Bohon; Secretary