

WESTCHESTER COUNTRY CLUB HOA
BOARD OF DIRECTORS MEETING

Monday, January 10, 2022
Starlight Cove Pool Pavilion

Board Members Present:

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

Call to Order

Meeting called to order by Beth Bohon @ 7:23PM

Roll Call

All Present

Proof of Meeting Notice

Proof present by Cheryl Edwards

Reading of the Minutes

November 08, 2021

Beth motioned to waive reading and approve November 08, 2021 minutes. Cheryl 2nd motion; passed

Treasure's Report

No Report

Manager's Report

No Report

Old Business

Review 2021 Insurance coverage appraisal from Tri-County - tabled

Discuss and vote on outstanding KBR invoices. Beth motioned to ask for volunteers to review invoices, Cheryl 2nd the motion, passed

New Business

Review and approve 2022 landscape contract with All Seasons. Cheryl motioned to approve contract, Beth 2nd the motion; passed

Annual engagement letter Friedman, Feldmesser & Karples for 2021, Bruce motioned to accept, Beth 2nd; passed

Update ACC approved house and trim colors - tabled

Proposal from Beautiful Mailbox – no trespassing sign at front entrance, Cheryl Motioned to approve with NTE \$2,000, Bruce 2nd the motion; passed

Review Monitech proposal license plate camera – not approved

Review options on foreclosure action Acct #1697836 - tabled

Delegate Westchester CC legal action with Stoloff and Manoff – Board will ask for volunteers

Administrative Business

Recommendations for January 27, 2022 Fine Meeting

Account #1697182 (4)

Cheryl motioned to approve, Marcus 2nd the motion; passed

Ratify approved fines from Fine Meeting

Account None

Special Assessment for fines, legal fees, maintenance and unpaid fines

Account #1697360 #1698097 #1698440 #1698517

Cheryl motioned to approve fines; Beth 2nd the motion, passed

Extensions and Waivers

Account #1696811 (90 day extension) #1787649 (waived)

#1697852 (waived) #1697603 (waived)

Cheryl motioned to approve extension and waivers respectively; Bruce 2nd the motion, passed

Appointment of Board Member

Bruce motioned to appoint Justin Stemple to the Board, Beth 2nd the motion; passed

Adjournment

Beth motioned to adjourn the meeting; Cheryl 2nd motion; passed

Meeting adjourned @ 7:31PM

Minutes approved on

Cheryl Edwards; Secretary
Sign & Date