

WESTCHESTER COUNTRY CLUB HOA
BOARD OF DIRECTORS MEETING

Wednesday August 18, 2021

Starlight Cove Pool Pavilion

Board Members Present:

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

Call to Order

Meeting called to order by President Marcus Warner @ 7:08PM

Roll Call

Chris Luddy Absent

Proof of Meeting Notice

Proof present by Cheryl Edwards

Reading of the Minutes

June 16, 2021

Marcus motioned to waive reading and approve June 16, 2021 minutes.

Cheryl 2nd motion; passed all in favor

Treasure's Report

Treasure's report given by Cheryl

Manager's Report

Given by Stephen Kogler

Old Business

Review estimates for replacement of dead ficus hedge along El Clair Ranch Rd; Cheryl motioned to accept \$700 estimate from All Seasons, Chris 2nd the motion. Passed

Roof tile survey and vote on update to approved roof tiles; Cheryl motioned to accept the selected new roof tile colors, Beth 2nd the motion. Passed.

Selection of front door paint colors; Tabled.

Clarification of garage door paint colors.

Pavers - Tabled

New Business

ACC requests Board review; Tabled

Review invoice for broken bathroom window; Board agrees to a 50/50 split.

Monitech estimate for license plate camera; Tabled

Unmaintained house on PGW – deceased owner; Board agreed to maintain the lawn and charge back to property as forced maintenance.

Review invoice for Joe Hillman to repair water main June 1, 2021

Pool gate needs to be repaired. Approved

Chaise lounges need repair. Approved

Administrative Business

Referrals to Fining Committee Scheduled September 9, 2021 7PM pool pavilion
Account # See Attached List

Review and approve Special Assessments for unpaid fines, force maintenance and legal fees
Account #1697085 – Legal fees
#1697836 – Legal fees

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

Waive Fines for unit owners with closed violations

Account #1698518

Cheryl motioned to waive fines; Marcus 2nd the motion, passed

Budget Prep 2022

Set Dates for workshop, proposed budget presentation and budget adoption

Adjournment

Marcus motioned to adjourn the meeting; Cheryl 2nd motion; passed all in favor
Meeting adjourned @ 8:25PM

Minutes approved on

Beth Bohon; Secretary
Sign & Date