

WESTCHESTER COUNTRY CLUB HOA
BOARD OF DIRECTORS MEETING

Monday, September 27, 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 @ 7:07PM

Roll Call

Chris Luddy Absent

Proof of Meeting Notice

Proof present by Cheryl Edwards

Reading of the Minutes

August 18, 2021

Marcus motioned to waive reading and approve August 18, 2021 minutes. Beth 2nd motion; passed

Treasure's Report

Treasure's report given by Cheryl

Manager's Report

Given by Stephen Kogler

2022 Budget Workshop

Present proposed budget and expenditures for 2022 to community

Old Business

Driveway pavers; Tabled

Invoice pool bathroom broken window; Tabled

Water pump estimate; Tabled

Roundabout at Pipers Glenn and El Clair Ranch Road; Marcus motioned for Association to support and accept. Beth 2nd the motion; Passed

New Business

Discussion to update ACC procedure to prevent same color homes next to each other

Chaise lounges repair estimate

Pool entrance gates; Cheryl motioned to spend \$300 to replace door knobs. Beth 2nd motion; Passed

Vote on National Facility contract 2021 –2022; Cheryl motioned to approve contract. Beth 2nd motion; Passed

Install of holiday lights in community; Cheryl motioned to approve Jose Landscape for \$650. Marcus 2nd motion; Passed

Administrative Business

Ratify approved fines from July 8, 2021 Fine Meeting
Account # 169-7043 – Paint house
169-7577 - \$100

Ratify approved Fines from August 9, 2021 Fine Meeting
Account #1696769 #1696811(3) #1697043 #1697137
#1697218 #1697522 #1697603 #1697742
#1697797 #1697920 #1698097 1698589
#1698615

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

Special Assessment for legal fees, maintenance and unpaid fines
Account # 1697836(3) #1697836 #1696769 #1698194(2)
Cheryl motioned to waive fines; Marcus 2nd the motion, Passed

Recommendations for Fine Meeting
Account #1696785 #1696798 #1697043 #1697166(3) #1697331 #1697386
#1697690 #1697852 #1698194(2) #1698440(5) 1698518(2) #1698563
Cheryl motioned to approve for Fining Meeting. Beth 2nd motion; Passed

Adjournment

Marcus motioned to adjourn the meeting; Cheryl 2nd motion; Passed
Meeting adjourned @ 8:23PM

Minutes approved on

Beth Bohon; Secretary
Sign & Date