

**WESTCHESTER COUNTRY CLUB HOA**  
**BOARD OF DIRECTORS MEETING**

Monday, October 18, 2021  
Starlight Cove Pool Pavilion

**Board Members Present:**

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

**Call to Order**

Meeting called to order by Cheryl Edwards @ 6:35PM

**Roll Call**

Chris Luddy, Marcus Warner, President Absent

**Proof of Meeting Notice**

Proof present by Cheryl Edwards

**Reading of the Minutes**

Cheryl motioned to waive reading and approve September 27, 2021 minutes. Beth 2<sup>nd</sup> motion; passed

**Treasure's Report**

No Report

**Manager's Report**

No Report

**2022 Budget Workshop**

Present proposed budget and expenditures for 2022 to community

Bruce motioned to approve proposed budget to present to the community, Cheryl 2<sup>nd</sup>; passed

**Old Business**

Driveway pavers; Tabled

Invoice pool bathroom broken window; Letter to be sent to homeowner who broke the window

**New Business**

Discussion to update ACC procedure to prevent same color homes next to each other, Cheryl motioned to update painting ACC to have 2 houses between same color houses, Beth 2<sup>nd</sup>; passed

Pool entrance gates; CK Lockshop to install new door handles keyed to existing key.

Review and vote Rust Off estimate to install anti-rust system on Sand Wedge Dr irrigation well: Beth motioned to approve estimate, Bruce 2<sup>nd</sup>; passed

**Administrative Business**

Ratify approved fines from Fine Meeting  
Account None

Ratify approved Fines from Fine Meeting  
Account None

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

Account # 1696769 #1696811(3) #1697137 #1697522 #1697603

#1698097 #1698615 #1697836(3) #1698440(2)

Cheryl motioned to approve fines; Beth 2<sup>nd</sup> the motion, Passed

Temporary waiver of fines, Cheryl motion to suspend fines unless violation is cured; Beth 2<sup>nd</sup>; passed

Recommendations for Fine Meeting

Account None

**Adjournment**

Beth motioned to adjourn the meeting; Cheryl 2<sup>nd</sup> motion; passed

Meeting adjourned @ 7:45PM

Minutes approved on

Beth Bohon; Secretary  
Sign & Date