

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

Monday, November 08, 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 Marcus Warner @ 6:07PM

**Roll Call**

Chris Luddy, Absent

**Proof of Meeting Notice**

Proof present by Cheryl Edwards

**Reading of the Minutes**

October 18, 2021

Marcus motioned to waive reading and approve October 18, 2021 minutes. Beth 2<sup>nd</sup> motion; passed

**Treasure's Report**

No Report

**Manager's Report**

Presented by Stephen Kogler

**2022 Budget Workshop**

Present proposed budget and expenditures for 2022

Cheryl motioned to approve proposed budget for 2022, Marcus 2<sup>nd</sup> the motion, passed

**Old Business**

Status of pool gate locks, new handles were installed and keyed to existing key

Written notice sent by email was presented to Westchester Country Club Golf Course Starlight Cove will no longer maintain the ficus hedge along El Clair Ranch Road. PM spoke with the golf course Manager who shared concerns regarding landscape and fencing in the way of the hedge installed by homeowners. He also advised there is a 6" irrigation main line in the 10ft easement between the homes and hedge they will need access to for repairs when needed. An agreement from the homeowners is needed on maintenance of the home side of the hedge on whether to remove landscape and fencing blocking access to the hedge.

Community Poll for Playground area – received 34 responses a 2<sup>nd</sup> email will be sent out

**New Business**

Review and approve updates to the ACC Specification for driveway pavers – Tabled request for a volunteer committee to review and select pavers.

Discuss Status of KBR invoices and actions moving forward

Discuss Replacement of Registered Agent of Record

Discuss Security arm at entrance of community

Community security update – Incident 10/24 and 11/06

Discuss and vote on Insurance Coverage Appraisal by Scott Pluto Tri-County Engineering and Appraisals quote for \$500 to inspect common area buildings and signs  
Beth motioned to approve estimate; Bruce 2<sup>nd</sup> the motion, passed

**Administrative Business**

Recommendations for Fine Meeting  
Account None

Ratify approved fines from November 04, 2021 Fine Meeting  
Account #1696798 #1697852 #1698440(5) #1697360(2) #1698518(3) #1787649

Special Assessment for fines, legal fees, maintenance and unpaid fines  
Account #1697043 #1698440(2)  
Cheryl motioned to approve fines; Marcus 2<sup>nd</sup> the motion, passed

Extensions,  
Account #1697166 (approved colors and ACC request submitted  
#1698495  
Cheryl motioned to approve a 30 day and 90 day extension respectively; Marcus 2<sup>nd</sup> the motion, passed

**Adjournment**

Marcus motioned to adjourn the meeting; Cheryl 2<sup>nd</sup> motion; passed  
Meeting adjourned @ 7:31PM

Minutes approved on

Beth Bohon; Secretary  
Sign & Date