



**WESTWOOD SHORES PROPERTY OWNERS' ASSOCIATION
MEETING OF THE BOARD OF TRUSTEES
TO BE HELD OCTOBER 28, 2024, AT 9:00 AM at WESTWOOD SHORES COUNTRY CLUB**

Please note that the Owners forum is provided prior to the Call to Order of every Board of Trustees meeting. Any owner who wishes to do so may speak briefly on matters of concern that need to be brought to the Board's attention. After the forum ends, owners are welcome to attend the rest of the meeting (with the exception of the Executive Session), but not to participate in the Board's discussion. Please remember there are to be no video or audio recordings of the meetings.

1. Call to Order
2. Owner's Questions
3. Adoption of Agenda
4. Announcements
5. Constable Report
6. Consideration of Minutes – September 23, 2024, Board of Trustees Meeting
7. Reports
 - a. Access Control – See Dexter's Supervisor Report & Updates attached for Board Review.
 - b. Architectural Control Committee – October 14, 2024, Minutes attached for Board Review.
 - c. Maintenance Report – Supervisor's Report & Updates attached for Board Review.
 - d. Budget Committee – September 30, 2024, Financials, and meeting notes from October 15, 2024, attached for Board Review.
 - e. Deed Violations and Inspection Visits Reports – Report attached for Board Review
 - f. Country Club Committee Report – Meeting minutes from October 16, 2024, attached for Board Review.
 - g. Greens/Golf Committee Report – Meeting minutes from October 08, 2024, attached for Board Review.
 - h. Streets and Road – None.
 - i. Strategic Planning Committee Update – Update from Ron Auvenshine committee chair.
 - j. Maintenance Committee – October 9, 2024, minutes attached for Board Review.
 - k. Neighborhood Watch Committee – October 2, 2024, minutes attached for Board Review.
8. Ratification of Actions taken via Unanimous Written Consent
9. Items for Consideration
 - a. Consideration and vote on levying fines for owners in violation.
 - b. Consideration and vote on referring violating owners to the Association's attorney.
 - c. Consideration and vote on referring delinquent owners to the POA over to the Association's attorney.
 - d. Consideration and vote on recommendations from the Architecture Control Committee, if any.
 - e. Consideration and vote on recommendations from the Budget Committee: adopt 2025 Budget and Assessments.
 - f. Consideration and vote on recommendations from the Greens/Golf Committee, if any,
 - g. Consideration and vote on recommendations from the Country Club Committee, if any.
 - h. Consideration and vote on recommendations from the Streets and Road Committee, if any.
 - i. Consideration and vote on recommendations from the Strategic Planning Committee, if any.
 - j. Consideration and vote on recommendations from the Maintenance Committee, if any.
 - k. Consideration and vote on recommendations from the Neighborhood Watch Committee, if any.
 - l. Consideration and vote of amending agreement with TPV for their governing documents.
 - m. Consideration and vote on format of 2025 Assessment Invoices.
 - n. Consideration and vote on updated Committee Guidelines.
 - o. Consideration and vote on Removing Bonnie Brown from all association Bank Accounts including First National Bank of Trinity, Sunflower Bank, and Alliance Association Bank, and adding Christopher Hinshaw to those accounts.
10. Adjourn to Executive Session
11. Executive Session:
12. Reconvene Open Session
13. Adjournment
14. Date of Next Regular Scheduled Board Meeting – November 25, 2024