



WESTWOOD SHORES PROPERTY OWNERS' ASSOCIATION
MINUTES OF THE MEETING OF THE BOARD OF TRUSTEES HELD JANUARY 22, 2024
AT THE CLUBHOUSE, 100 WESTWOOD DRIVE, TRINITY, TX 75862 AT 9:00 AM

The meeting was duly noted in accordance with Texas Property Code 209.0051 via email and posting of the notice on the Website and on each mailbox within the subdivision on January 16, 2024.

In Attendance:

Jo Matthew, President
Deta Rogillio, Vice President
Ron Auvenshine, Secretary
Rick Renfro, Trustee
David Grounds, Trustee
Susan Keel, Trustee
Carrie Baker, Trustee
39 Property Owners present
Bradley Burkeen – Community Manager
Chris Williams – Maintenance Supervisor
Mark Cole – Constable

Absent:

Bonnie Brown – Assistant Community Manager
Larry Barak – Financial Manager

1) Call to Order

President Jo Matthew called the meeting to order at 9:00 am and led the Pledge of Allegiance to the United States Flag, and Secretary Ron Auvenshine led a prayer. President Jo Matthew stated that as the POA is a private organization, the Board members have chosen not to allow recording – audio or video – of their meeting. Anyone found recording without the Board's consent will be asked to leave the meeting.

2) Owner Questions:

a. Please see the attached list of owner questions and answers attached at the end of the minutes.

3) Adoption of Agenda

a. The agenda was adopted as presented.

4) Announcements

- a. WS POA and MUD are two different entities. The POA is unable to answer questions concerning the MUD and vice versa.
- b. Thank you to Sheriff Woody Wallace and County Judge Danny Martin for providing non-potable water to the community. Thank you to George and Teresa Gallagher for spearheading this effort and making it happen. The POA also provided cases of drinking water for those within the community who needed it.
- c. Three POA trustee positions and two ACC positions will be up for election in April. More information regarding the election and how to run for a position will be forthcoming.
- d. The 19th Hole has been closed for several days due to the weather and water problems. Please support the 19th Hole when it opens and have an extra meal.
- e. POA procured cases of water are outside. Please help yourself.

5) Constable Report

- a. Constable Mark Cole was present and reported the following services for Trinity County for the months of November and December: 1 suspicious person, attended JP and District court, attended Kalin Center interview, 8 traffic stops, picked up evidence, and 1 motorist assist. Constable Cole also reported that during the deer harvest 12 does, 3 spikes and 7 bucks have been harvested. Constable Cole reminded everyone not to feed wildlife.

6) Consideration of Minutes

- a. The minutes of the following meetings were reviewed and approved, as presented, by a unanimous vote: November 27, 2023, and Special Meeting Minutes from January 5, 2024.

7) Reports

a. Access Control Committee

Trustee Deta Rogillio stated that during 2023, Access Control has entered 85,539 vehicles in the left-hand lane; POA 45,217 entries; contractor 32,608 entries; Marina Village 2,398 entries; and 5,316 entries for the County Club. Trustee Rogillio reminded everyone that the yearly WS decal change was scheduled for February 12th through 24th.

b. Architectural Control Committee

The minutes from the November 13, 2023, meeting, were attached for the Board of Trustees to review. ACC Chair George Gallagher announced for January: 4 new homes had been approved; 2 improvements; 3 consolidations; 1 fence; and 2 extensions.

c. Operations Report

Maintenance Supervisor Chris Williams reported that during 2023 56.01-acre feet of water was transferred into Westwood Lake from Lake Livingston; treatments of the small pond at the entrance are completed; new equipment is scheduled to arrive this month; growth application is completed; culvert changeouts are completed; and roadwork is continuing.

d. Budget Committee: Financials

Trustee Rick Renfro presented the new accounting reporting and tracking method to which the POA is transitioning. The transition should be completed before the end of the first quarter of the year. The POA has received \$607,904 in 2024 assessment collections and currently has \$1,799,483 in the bank. Trustee Renfro asked the community to pray for Financial Manager Larry Barak as he is recovering from illness.

e. Delinquent Accounts

The December 31, 2023, report was given to the Board of Trustees for review.

f. Deed Violations and Inspection Visits

Update for December 2023. There were no article 5 violations that remained open. There were 17 corrected violations from previous months, 12 new violations opened this month, 10 currently at legal or public nuisance, with a total of 37 active violations.

g. Country Club Committee

Trustee Susan Keel stated that the Committee was recommending changes to the Club House usage fees. The Committee also discussed professional use of Clubhouse property.

h. Greens/Golf Committee Report

Trustee David Grounds welcomed the new Pro Shop Manager Josh Dixon and Golf Course Superintendent Josh Miller. Consistency in charging of fees in the Pro Shop is being addressed. The Committee is investigating how to replace lost trees on the golf course, including the correct type of tree and correct placement. Increasing the number of rental golf carts and the best golf cart rental deals are being investigated as well. Our Marshals are working hard, and more Marshals may be on the way.

Strategic Planning Committee

Trustee Ron Auvenshine reported that the Committee is finalizing the survey that will be sent out in the next few weeks. He requested that all property owners please take the survey as the results will help determine recommendations for the POA. After completion of the survey, property owner focus groups shall be formed.

i. Streets and Roads Committee

Trustee Jo Matthew reported that the 2024 road budget is \$200,00 for actual road work and \$42,000 for culvert repair. Culverts were identified that need immediate repair. Funds remaining from the 2023 budget will cover

these expenses. The committee is recommending that scarifying be used on low traffic areas. Lanes were identified to be recovered. No new speed bumps were recommended. Locations for more possible stop signs are being considered. The Committee requests more law enforcement presence to help monitor speeding and traffic rule enforcement.

8) Ratification of Actions taken via Unanimous Written Consent

- a. Approved attorney suggestion to settle on account 09-10-08.
- b. Approved changing employee health insurance carrier from BCBS TX to Aetna.
- c. Approved adjusting percentage of insurance split between WSPOA and employee.
- d. Approved reinvesting CDAR's with Alliance Association Bank back into the 26 week at 5.25% APY.
- e. Approved to agreement to payment plan on 08-02-38.
- f. Approved culvert replacement on Westwood Dr. E and one on Cottonwood.
- g. Approved updated language for ACC Policy Manual regarding owners in good standing.
- h. Approved full definition of Greenhouse requirements.

9) Items for Consideration

- a. **Consideration and vote on levying fines on Owners who have violated or are violating the POA's documents.**
Following due discussion and upon motion duly made, seconded, and unanimously approved, the Board of Trustees agreed to levy fines on the owners which are in violation of the POA's documents over to the Association's attorney to seek compliance with the governing documents through lawsuit, if necessary.
See the attached appendix.
- b. **Consideration and vote on referring owners who have violated or are violating the POA's documents over to the Association's attorney to seek compliance with the governing documents through lawsuit, if necessary.**
Following due discussion and upon motion duly made, seconded, and unanimously approved, the Board of Trustees agreed to refer the owners which are in violation of the POA's documents over to the Association's attorney to seek compliance with the governing documents through lawsuit, if necessary. All approved.
See the attached appendix.
- c. **Consideration and vote on referring owners who are delinquent in payment of Assessments or other charges to the POA over to the Association's attorney to collect such past due payments through lawsuit and foreclosure, if necessary.**
None
- d. **Consideration and vote on recommendations from the Access Control Committee, if any.**
None
- e. **Consideration and vote on recommendations from the Architectural Control Committee.**
None.
- f. **Review and vote on recommendations from the Greens/Golf Committee.**
None
- g. **Review and vote on recommendations from the Country Club Committee**
Following due discussion and upon motion duly made, scnded, and unanimously approved, the Board of Trustees agreed to:
 - i) Approve to change Non-Member to: Non-Member, Business, Organization Rate schedule, Price stays the same of \$300 for first 4 hours, fireplace room \$150, conference room \$150. (This would include a Member renting the facility for an organization.)
 - ii) Approve that there will be no selling for profit by any vendor. Business cards will be allowed to be given out.
- h. **Review and vote on recommendations from the Budget Committee.**
None
- i. **Review and vote on recommendations from the Streets and Roads Committee.**
None
- j. **Review and vote on recommendations from the Strategic Planning Committee.**
None

10. Executive Session

The Board of Trustees reviewed all reports from the attorney on all collection and deed restriction issues, and from management staff concerning employee related issues and any contract issues.

11. Reconvene Open Session

12. Next Meeting Date

The next regularly scheduled Board meeting will be held at the Clubhouse on Monday, February 26, 2024, at 9:00 a.m.

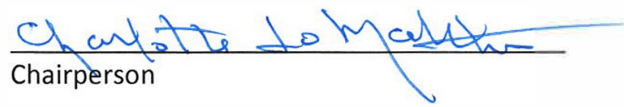
13. Adjournment – 12:30 am

Approved:



Recording Agent,

Date: 2/26/2024



Chairperson

Date: 2-26-24

Appendix for 9 a & b

	Unit Name	Violation ID	Inspection Date	Rule	Violation Description
1	09-02-05	817	01/18/2024	Sign	Remove the for sale sign and place inside the window please.
2	03-59-16	818	01/18/2024	Sign	Please remove for sale sign and place inside the window.
3	06-02-18	815	01/12/2024	MNT	Please remove all items in the front of home. Items being washer, red box, and dolly.
4	01-17-08	816	01/12/2024	MNT	Trash picked up and placed into bags from all common areas. Trash is not allowed to be flying loose all over property.
5	03-07-03	814	12/14/2023	Building without ACC Approval	Stop building greenhouse, must be approved greenhouse after acc reviews.
6	02-30-24	813	12/14/2023	Sign	Please remove the signs small signs on property.
7	07-80-20	811	12/14/2023	Sign	Please remove for sale sign and place inside the window.
8	07-80-21	809	12/14/2023	Sign	Remove for sale sign in yard place inside the window.
9	02-36-18	812	12/14/2023	Recreational Storage	Please make sure all Rv style vehicle is behind front set back of home
10	07-75-30	810	12/14/2023	Recreational Storage	All trailers shall be placed behind front set back of the home.
11	06-02-40	805	12/05/2023	Recreational Storage	Every recreational vehicle must behind the front set back of the home.
12	01-19-05	806	12/05/2023	Building without ACC Approval	Submit an acc request for painting of the home.

Owner's Questions

January 22 2024

1. A property owner asked if property owners could drill water wells on their property. *Texas property laws state that, if you live in a Municipal Utility District, you cannot drill wells.*
2. A property owner stated that state law allows to fly a religious flag and that POA is violating state law by stating he is in violation of POA rules. *Current POA policy differentiates between religious objects and flags. However, POA attorneys will be contacted for final determination.*
3. A property owner asked when the road repair on Coral Gables will be completed. *POA Maintenance Supervisor says it depends on the weather.*
4. A property owner spoke in favor of allowing religious flags. *See above response.*
5. A property owner stated that the POA should not use Facebook for communicating to the community. *In emergency events, the POA uses all available avenues to communicate information to property owners.*
6. A property owner stated that numerous people who live here have no internet access and requested that, if you know have elderly neighbors that do not have internet access, please let them know what is happening and check on them regularly. *Community taking care of community.*

Property owner question sent to poaboard@westwoodshorespoa.com are answered to the individual but will no longer be included in the minutes. Property owners with a specific question are encouraged to continue to use the email address and their question will be answered by a member of the board.