



WESTWOOD SHORES PROPERTY OWNERS' ASSOCIATION
MINUTES OF THE MEETING OF THE BOARD OF TRUSTEES HELD MAY 27, 2025
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 MAY 21, 2025.

In Attendance:

Deta Rogillio, President
Jo Matthew, Vice President
Ron Auvenshine, Secretary
Cheryl Savage, Trustee
Susan Keel, Trustee
Rick Renfro, Trustee
GM Cox, Trustee
14 Property Owners present
Bradley Burkeen – Community Manager
Christopher Hinshaw – Internal Financial Accountant
Christina Rowe – CSR ACC and Deed Restrictions

Absent :

Mark Cole – Constable
Chris Williams – Maintenance Supervisor

1) Call to Order

President Deta Rogillio 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.

2) Adoption of Agenda

a. The agenda was adopted as presented.

3) Announcements

- a. Employee of the Month for April – Stella Arnold – Maintenance.
- b. Shared the passing away of Facilities Housekeeper, Marty Parish's husband. A jar for donations will be put in the 19th Hole for anyone wanting to help Marty.
- c. Trustee Jo Matthew introduced the POA theme "Reimagining Together".
- d. Introduced and welcomed new Board of Trustees member, GM Cox.
- e. Fourth of July Celebration Sponsors are still needed.
- f. Update, and thank you for all who worked and donated to the "Bake Sale" over \$2,000 donated.

4) Constable Report

a. Constable Mark Cole was absent, and no report was available.

5) Consideration of Minutes

a. The minutes of the following meeting were reviewed and approved, with one correction, by a unanimous vote:
Change the Date on owner's questions to 2025 instead of 2024 for the April 28th, 2025, Regular meeting.

- b. The minutes of the following meeting were reviewed and approved, as submitted, by unanimous vote: May 9th, 2025, Special Board Meeting.

6) Reports

a. Access Control

President Deta Rogillio announced the Access Control statistics for May were: 4,489 vehicles were vetted through the left-hand lane: 2,990 POA, 917 Contractors, 170 MVR, and 412 Country Club. 501 phone calls have been received through the 3rd week of May. 33 new tags have been entered into the automatic gate system for May.

Reminder, if you trade in a vehicle or replace a windshield and get a new tag, please note on the bottom of the form the information of the old vehicle so that it can be removed from the system.

b. Architectural Control Committee

The minutes from May 12, 2025, meeting were attached for the Board of Trustees to review. ACC Chair George Gallagher reported for May: 3 additions/improvements, 1 culvert, 1 water filtration system, 1 propane tank screening, 1 irrigation system and flagpole and 4 denials.

c. Maintenance Report

Supervisors report and updates were attached for board review.

Maintenance Supervisor Chris Williams was absent, and President Deta Rogillio reported for the Maintenance Department. Weekly trash continues to run smoothly. The heavy haul drop off was approximately 40 yds. of trash. Roadside mowing, weed eating and debris pick up continues. Replaced lights above the buffet serving table area along with the lights in the 19th Hole. Repaired electrical run to the clubhouse fountain and repainted the kitchen door in the club house. The thermostats and heating elements for the 19th Hole water heater were replaced. Removed the broken ceiling fan in the fitness room. Did a test run with the rock asphalt bags and will continue monitoring how it holds up. Drainage projects are ongoing on Shallow Springs and Westwood East at Townhomes.

d. Budget Committee: Financials

April 30, 2025, Financials and meeting notes from May 20, 2025, meeting were attached for Board review. Trustee Rick Renfro reported the POA ended April with \$2,127,326 in liquid assets. Administration, 19th Hole, Pro Shop and POA Maintenance were all better than its budget including payroll. The total Association operating income for the month of April was \$346,465 and was better than the budget by \$32,035. Our total operating expense was \$449,429 and was \$29,825 better than the budget. The net year-to-date income is \$146,210 better than the budget. Overall financial performance for the month of May and the year to date is very good.

e. Deed Violations and Inspection Visits

Violation report was attached for Board Review.

Update for April through May. There were 7 corrected, 19 new, 9 at legal or public nuisance, and 53 currently active.

f. Country Club Committee

The minutes from May 6, 2025, meeting were attached for the Board of Trustees to review. Trustee Susan Keel stated the committee Introduced new members and had the election of Char McWilliams as Chairperson and Peggy Caldwell, Secretary. Discussion of new "Fun Raisers" was discussed for upcoming months.

g. Greens/Golf Committee Report

The minutes from May 12, 2025, meeting were attached for the Board of Trustees to review. Trustee Jo Matthew reported the new course signs have been ordered and there are still signs available to purchase. Discussed the need for more and better golf communication to be sent out to members. White markings around the greens are to allow for the recapturing of the original shape of the greens. Starters will soon be available.

h. Streets and Roads Committee

The minutes from May 5, 2025, meeting was attached for the Board of Trustees to review. Trustee Ron Auvenshine stated they held an impromptu meeting at Westwood East and Bayport to witness the application of Rock Asphalt into the pothole. The committee will monitor the pothole to see how it holds up.

i. **Strategic Planning Committee**

Trustee Ron Auvenshine reported the launch of the second survey which covers communication. They are allowing one more week to respond, so if you did not receive your survey, contact the POA Office. The survey summary will be shared with the community in July.

j. **Maintenance Committee**

The minutes from May 14, 2025, meeting were attached for the Board of Trustees to review. Trustee Ron Auvenshine shared the committee has added an adjunct member and will see how that position will work. Discussed having a community wide event in the fall for removal of debris and general cleanup of the neighborhood. Maintenance issues the committee noticed were sent to the Maintenance and Recreation supervisors. One noted area that needs to be improved is weed eating. The committee noted the positive actions with property owners by the staff along with the improvements that are being made.

k. **Neighborhood Watch Committee**

No meeting.

l. **4th of July Ad Hoc Committee**

No meeting.

7) **Ratification of Actions taken via Unanimous Written Consent**

None.

8) **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 who 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 attached Appendix 8 a & b.

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 who 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 attached Appendix 8 a & b.

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 or small claims court to collect such past due payments through lawsuit and foreclosure, if necessary.**

None.

See attached Appendix 8 c.

d. **Consideration and vote on recommendations from the Architectural Control Committee.**

Following due discussion and upon motion duly made, seconded, and unanimously approved, the Board of Trustees agreed to:

i) Consolidate 07-80-46 with lot 07-80-47 and 07-80-47 be the only billed lot beginning June 1, 2025.

ii) Consolidate 09-02-12 and 09-02-14 with lot 09-02-13 and 09-02-13 be the only billed lot beginning June 1, 2025.

e. **Review and vote on recommendations from the Budget Committee.**

Following due discussion and upon motion duly made, seconded, and unanimously approved the Board of Trustees agreed to:

i) Approved the additional pool renovation expense of up to \$35,000.00. This additional cost is to cover the following items; Dirt and labor to spread, Relocate existing sitting area canopy to cover the new pool equipment, Enclose pool equipment area, Enlarge the concrete pad for additional sitting area on the south side of the pool, Reinstall existing fence and add new sections as necessary, Purchase and install sails and post to cover all or part of the new sitting area.

f. **Review and vote on recommendations from the Country Club Committee**

- i) Following due discussion and upon motion duly made, seconded, and unanimously approved the Board of Trustees agreed to change the Twilight Golf hours to 2:00 pm for the winter months, and 4:00 pm for the summer months.
- ii) Following due discussion and upon motion duly made, seconded, and unanimously approved the Board of Trustees agreed to permit outside food and non-alcoholic beverages to be brought in to the pool area once it opens, and to allow alcoholic beverages purchased at the 19th Hole to be consumed in the pool area.
- iii) Following due discussion and upon motion duly made, seconded, and majority approved the Board of Trustees agreed to New Member Guest Riding with Family Cart Rate with a 5 to 1 vote:

Add a New Member's Guest riding with Family Cart Rate

*Members' Guests Riding

w/ Family Cart Rate	Rate
9-hole weekday	15.00
9-hole weekend/holiday	20.00
18-hole weekday	25.00
18-hole weekend/holiday	30.00

*Only applies to Children, Grandchildren, & Their Spouse

g. **Review and vote on recommendations from the Greens/Golf Committee.**

None.

h. **Review and vote on recommendations from the Streets and Roads Committee.**

None.

i. **Review and vote on recommendations from the Strategic Planning Committee.**

None.

j. **Review and vote on recommendations from the Maintenance Committee.**

None.

k. **Review and vote on recommendations from the Neighborhood Watch Committee.**

None.

l. **Consideration and vote on Board Goals, Mission Statement, and Strategies for 2025/2026.**

Following due discussion and upon motion duly made, seconded, and unanimously approved the Board of Trustees approved the Board Goals, Mission Statement, and Strategies for 2025 – 2026 year.

m. **Consideration and vote on final committee member list for 2025/2026.**

Following due discussion and upon motion duly made, seconded, and unanimously approved the Board of Trustees approved the 2025 – 2026 Committee Member List.

n. **Consideration and vote on the Westwood Shores MVR agreement.**

Following due discussion and upon motion duly made, seconded, and unanimously approved the Board of Trustees approved the Westwood Shores MVR agreement.

o. **Consideration and vote on Communications Policy.**

Following due discussion and upon motion duly made, seconded, and unanimously agreed the Board of Trustees tabled the Communications Policy until the next meeting.

9) **Owner Questions:**

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

10. **Executive Session**

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

11. **Reconvene Open Session**

- a. **Consideration and vote on offer from PO on 07-83-22, 07-83-23, and 04-67-05.**

Following due discussion and upon motion duly made, seconded, and unanimously agreed the Board of Trustees denied the request.

b. **Consideration and vote on \$5,000 offer from PO on 11-05-14.**

Following due discussion and upon motion duly made, seconded, and unanimously agreed the Board of Trustees declined the \$5,000.00 offer and countered with \$10,000.00.

c. **Consideration and vote on offer for loaned piano for the clubhouse.**

Following due discussion and upon motion duly made, seconded, and unanimously agreed the Board of Trustees declined the offer as they did not want the association to take on the possible costs if something were to happen to the piano.

d. **Consideration and vote on proceeding with laying the foundation and ordering stone for a new entrance sign using the donation from the Beautification Buddies.**

Following due discussion and upon motion duly made, seconded, and unanimously agreed the Board of Trustees approved proceeding with the foundation and stonework for the new entrance sign.

12. Next Meeting Date

The next regularly scheduled Board meeting will be held at the Clubhouse on Monday, June 23, 2025, at 9:00 a.m.

13. Adjournment – 12:34 pm

Approved:



Recording Agent,


Chairperson

Date: 6/23/2025

Date: 6/23/2025

Owner's Questions

May 27, 2025

1. The Civic Association presented a check for \$3,000 to the POA to help fund the 24 X 24 cement pad that will be poured at the pool. *Thank You Civic Association.*
2. A property owner inquired where the Marina Village Resort and the Westwood Shores POA Agreement can be found. *It is posted on the POA website.*
3. A property owner suggested the pool attendants need to be older in order for pool users to adhere to the rules and obey them. Concern was shared about the younger staff members not being listened to. *Most likely the attendants will be younger as older staffing is difficult to hire.*
4. Request from a MUD Board member for the POA to help communicate MUD improvements that will soon be started as this may affect certain residents. *The POA responded they would be able to Eblast the communication out along with WS Connect sharing the information.*
5. A property owner stated he felt like a new fan should be put up in place of the broken fan that was just removed. *The Board would consider this, but hesitated to spend money since the future of the fitness center has not been determined.*
6. A property owner voiced concern over having alcoholic beverages in the pool area. *The Board reminded the owner that the Association has the right to remove anyone that they feel is intoxicated or is creating problems and will do so.*
7. A property owner inquired when the pool will be completed. *The target date is the end of June depending on the weather.*

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

Appendix 8 a & b

	Unit Name	Violation ID	Inspection Date	Rule	Violation Description
1		1,402	05/15/2025	Lawn	Please maintain lawn at all times
2		1,393	05/13/2025	Lawn	Please maintain lawn at all times
3		1,397	05/13/2025	MNT	PLEASE MAINTAIN THE PROPERTY AT ALL TIMES, AND KEEP IT MOWED.
4		1,396	05/13/2025	Lawn	Please maintain the yard at all times
5		1,401	05/13/2025	Lawn	Please maintain both lawns at all times, mow and edge
6		1,400	05/13/2025	Lawn	Please maintain lawn at all times
7		1,394	05/13/2025	Lawn	please maintain the lawn at all times
8		1,398	05/13/2025	MNT	Please maintain lawn at all times and remove the branches from yard.
9		1,395	05/13/2025	Lawn	Please maintain the lawn at all times
10		1,392	05/07/2025	MNT	PLEASE REMOVE THE TEMPORARY FENCE AND SUBMIT AN ACC APPLICATION FOR AN APPROVED FENCE.
11		1,390	05/05/2025	Abandoned / Junk Vehicles	Please come and remove the abandoned boat from the property.
12		1,388	05/02/2025	MNT	PLEASE REMOVE THE LATUS FROM AROUND THE PROPERTY THAT GOT TORN DOWN FROM THE STORM AND SUBMIT AN ACC APPLICATION FOR AN APPROVED FENC.
13		1,386	05/01/2025	Abandoned / Junk Vehicles	Please remove all the vehicles from the property that are no longer running.
14		1,384	05/01/2025	Lawn	Maintain the lawn at all times
15		1,385	05/01/2025	Lawn	Please maintain lawn at all times
16		1,381	04/29/2025	MNT	Please maintain the job site at all times.
17		1,380	04/28/2025	Building without ACC Approval	Installing a culvert that has not yet been approved by the ACC. Please be aware that no more work is to be done on the RV/Car port until approval by the ACC.