

Highlights from the POA Board Meeting, February 24, 2025

- **Property Owner questions may be found at the end of the Board *Highlights*.**
- **President Jo Matthew made the following announcements:**
 - Employee of the Month for January – Christopher Hinshaw/POA Admin
 - Employee of the Month for February - Kiki Smith/Pro Shop
 - Saturday, March 1st, 10 am New Property Owner’s Meeting at the Clubhouse – all property owners’ welcome

REPORTS

- **Constable Report:** Constable Mark Cole was absent but submitted the following report services for Trinity County provided by the Constable for the month of January: attended JP, County and District Court, responded to 1 burglar alarm, 2 fire calls, 4 animal calls, 1 disturbance, and wrote 1 traffic warning.
- **Access Control.** Trustee Deta Rogillio announced that Access Control was changing the yearly WS decals this week through Sunday March 2nd, from 8 am until 5 pm in the Clubhouse parking lot. She reminded all that everyone needed a new decal even if they have an etag because the WS decal told the community that your vehicle belongs in the community; if some reason the etag lane is down and you must go through the left hand lane, the decal says you are property owner and will get you through the gate much faster; the WS decal allows you entrance into Marina Village along with your property owner card; and shows that you are a WS property owner in good standing with assessments current. Access Control statistics for February were: 3,664 vehicles were vetted through the left-hand lane: 2,398 POA, 842 Contractor, 54 MVR, and 370 Country Club. 213 telephone calls were received through mid-February.
- **ACC:** ACC Vice-Chairman Dahl Hansen reported for February: 2 propane tanks; 2 additions/improvements; 2 flagpoles; 2 extensions; and 2 denials.
- **Maintenance Report.** Maintenance Supervisor Chris Williams reported the Maintenance Department had received 60 yards of trash in the heavy haul drop-off, that new security cameras had been installed around the Maintenance facility and one illegal dumping had already been caught and referred to law enforcement, they had repainted the ceiling above the bar inside the 19th Hole and inside the Access Control building, new signs have been installed around the Maintenance facility showing drop-off sites and notifying of the cameras, and boat dock striping was completed. He advised that Diversified Pier and Bell has started the culvert replacement on Palm Springs, that the trash runs are running smoothly, and reminded that cardboard boxes should not be placed in a trash bag and will not be picked up during the weekly trash run. Cardboard is picked up the first Monday of the month provided it has been broken down and is tied or taped together.
- **Budget Committee Report.** Trustee Rick Renfro reported the POA ended January with \$2,507,483 cash on hand. He reported that the 19th Hole Bar and Grill, the Pro Shop, Access Control, Administrative Office, Golf Course Maintenance, and WS Maintenance all outperformed their budgets. The total Association net income in January was \$62,205 better than the budget and operating expenses were \$38,745 under budget. Rick also reported that our annual insurance expense was over budget by \$11,697 and the POA is currently working to ensure we are receiving the best rates possible and reviewing coverage on an item-by-item basis. He also advised that although January started out well, we are spending an extraordinary amount of money in the first quarter with the pool and bath house renovation and the bunker and driving range improvements. Rick reminded everyone that these monies are available due to several

years of savings for these events and the ability, in the last couple of years, for the POA Administration to implement some cost saving measures.

- **Deed Violation Report.** 14 corrected, 114 new, 5 at legal or public nuisance, and 146 currently active. Trustee Matthew reported that, within the last two weeks, 5 Board members and POA staff had ridden all 26 miles of road within Westwood Shores and identified 114 deed violations. The drive around was an effort to educate the Board and staff on the state of the community and to focus on the importance of deed restriction enforcement. Many of the 114 new deed violation property owners shall be given a 30-grace period to correct the violations unless they are repeat offenders. It is the desire of the Board to ensure fair and equal deed violation enforcement.
- **Country Club Committee Report.** Trustee Susan Keel reported that the Country Club Committee met in February. One of the Committee members resigned due to health considerations. Josh Dixon updated the Committee on work on the golf course and pool renovation. The Country Club Committee had wished to power wash the patio prior to the high school golf tournament on March 3rd but will have to reschedule. The 19th Hole reported that the January Fish Fry had made a profit of \$878.79. Discussion on 19th Hole and patio maintenance as well as closing and opening procedures were held. Continued discussion was held on advertising the 19th Hole on Access Control hang tags and they reviewed a sample of the possible reupholstering for 19th Hole chairs.
- **Golf/Greens Committee Report.** Trustee Rick Waltersheid reported that the Golf/Greens Committee did not meet in February. However, he advised that the front 9 bunkers had been completed, and the back 9 bunkers should be completed in the next week. Rick also reported that the pouring of concrete for the range mat pad is scheduled for this coming week.
- **Streets and Roads Committee Report.** Trustee Liaison Ron Auvenshine reported that the Committee drove the subdivision and reviewed 39 areas that were identified as having drainage issues. They identified which issues were the responsibility of property owners and which are the responsibility of the POA.
- **Maintenance Committee Report.** No Maintenance Committee was held.
- **Strategic Planning Committee Report.** Trustee Ron Auvenshine reported that the Committee has completed the status summary of the Committee and has published this summary. He stated the structure of the Communications Committee is being developed as well as a process for selecting a chair for this committee and the Financial Advisory Committee. Questions for the next survey are being developed with the goal being to increase the number of responses and garner new information.
- **Neighborhood Watch Committee Report.** Trustee Liaison Cheryl Savage reported that that Committee reviewed the list of Zone Captains, identified, and assigned captains for all 14 zones, with two assignments still being preliminary. She read off the list of Zone Captains and asked that they should be recognized for their work.

ITEMS for RATIFICATION:

- Plan to have golf cart lease program for \$1,000/year that would guarantee a purchaser a cart if they had a scheduled tee time was approved.
- Purchase of a used Ford F-250 diesel truck to replace the unusable Ford F-150 for \$19,999 was approved.

ITEMS for CONSIDERATION: The Board approved the following:

- **Budget Committee:**

- Recommendation to invest a portion of our cash-on-hand in a high yield Certificate of Deposit for six months was approved.
- **County Club Committee:**
 - Have the Maintenance Department paint the steam table/serving tables and make any necessary repairs was approved.
 - Purchase of Bell and Howell solar-powered, motion-activated lights to be put on each side of Clubhouse to improve lighting was approved.
 - Recommendation to place steps outside the end door of the Clubhouse was tabled to allow further study.
- **Board of Trustees:**
 - Updated sixth edition of the ACC Policy Manual tabled until next month.

The next board meeting is Monday, March 24th, 2025.

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Property Owner comments/questions at the meeting addressed the following topics:

- A property owner requested clarification on the cardboard policy, stated there were not enough men on POA Committees and asked why, wanted to know why non-disclosure agreements were required to serve on POA Committees, and asked the status of the 2022 audit. *The current cardboard policy was re-iterated (see Maintenance Department report), and it was clarified that small boxes, such as cereal boxes, may be broken down and placed in household trash. The Board stated that Committees were chosen from those property owners who requested to serve, and more women volunteered. The Board advised that occasionally sensitive information was discussed in the Committee and, therefore, non-disclosure agreements were required per POA attorneys. Property owner was advised that the 2022 audit had been completed and that the 2023 and 2024 audits will be sent out this week.*
- A property owner requested that an e-blast be sent out to property owners reminding them that it is against POA policy to feed wildlife. *The Board approved this request and e-blast shall be sent out this week.*