

Highlights from the POA Board Meeting, March 24th, 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 – Francisco Barahona/Golf Course Maintenance
 - Annual Meeting is Friday, April 25th at 7 pm at the Clubhouse
 - Thank you to Beautification Buddies for all the new plantings
 - Thank you to the Civic Association for the hot-dog/wiener roast

REPORTS

- **Constable Report:** Constable Mark Cole submitted the following report services for Trinity County provided by the Constable for the month of February: attended JP, County and District Court, responded to 2 information calls and 1 fire call. Additionally, Constable Cole attended a State course on Nuisance Gator Removal and is now qualified to remove nuisance alligators. To request this service, you must contact Austin at 512-389-4848 and request a claim number. You may then call the Trinity County Sheriff's Office. The alligator must be removed within 10 days. Also, the BOT presented Constable Cole with a check for the Parks and Wildlife Department to help fund the annual Fishing Derby for the kids of Trinity County. The donation is made from monies collected during the community deer harvesting. The event will be held the first weekend in June.
- **Access Control.** Trustee Deta Rogillio announced that Gate Sentry participation had increased to 68% and that 2025 Westwood Shores decals are still available at Access Control. Approximately 900 decals have been issued. Access Control has added 18 new names and 32 new tags in the e-reader right lane system since January 1st. Statistics for February were: 6,350 vehicles were vetted through the left-hand lane: 4,101 POA, 1,581 Contractor, 124 MVR, and 542 Country Club. 373 telephone calls were received in February.
- **ACC:** ACC Chair George Gallagher reported year-to-date: 3 new homes; 15 additions/improvements; 6 fences; 2 propane tanks and screening; 3 extensions; and 7 denials.
- **Maintenance Report.** Maintenance Supervisor Chris Williams reported the Maintenance Department that weekly trash pickup continues to run smoothly; completed ditch clean out at Coral Gables and Cottonwood, and Great Bluff; drainage projects in progress at Shallow Springs and Broadmoor; upcoming drainage projects are Chapel Hill, Indian Harbor, Fairway Bridge culverts, and Lazy Springs. Maintenance installed a new ramp at side Clubhouse door; removed the wall in the Clubhouse for the water filtration system; removed parts of the sidewalk at the Pro Shop for new sidewalk project; roadside mowing and weed eating; storm debris; and cleaning up underbrush in the mowing lanes. Eight trees have been scheduled for removal. Planned for April are mowing hay fields; continuing drainage projects; mowing lanes clean up; mowing weed eating; and replacing and repainting curbs around Clubhouse parking lot.
- **Budget Committee Report.** Trustee Rick Renfro reported the POA ended February with \$2,447,772 cash on hand. He reported that the Access Control and Administrative Office were under budget. Due to the weather, the Pro Shop and 19th Hole exceeded their budget. The total Association net income in February was \$4,807 worse than the budget. Rick also stated that the net year to date income is \$55,036 better than the budget.
- **Deed Violation Report.** 80 corrected, 42 new, 11 at legal or public nuisance, and 108 currently active.
- **Country Club Committee Report.** Although no County Club Committee meeting was held, Trustee Susan Keel reported that an ad-hoc Committee had been formed to formulate a color

palette that would be used to make future decisions concerning updates to the Clubhouse such as carpeting and reupholstering chairs.

- **Golf/Greens Committee Report.** Trustee Rick Waltersheid was absent, and Deta Rogillio reported that the Golf/Greens Committee met on March 11th. Josh Dixon updated the Committee on conditions of the greens and upcoming course improvements. The Committee announces changes to the tee box locations: gold tees on holes 3 and 16 will be moved back; gold and silver tees on hole 18 will be moved back; and red tees on hole 11 will be moved back to near the silver tees so that the hole will return to a par 4 four for all. After the bunkers are completed; greens regain their grasses, and tees moved, the Texas Golf Association will be contacted concerning re-rating the course. The Marshal/Starter program will become more frequent as good weather returns. Volunteers are needed for this program. The mat for the concrete driving range pad will be glued this week and the hydro spray grasses will be laid.
- **Streets and Roads Committee Report.** Trustee Liaison Ron Auvenshine reported that the Committee continued to focus on improving drainage. The Committee reviewed the report of flooding from the tiny home subdivision under the fence on Meadow Lake Drive. Trinity County shall be contacted to ensure the flow does not contain sewage. Due to some flooding in the Townhouse area from the fairway on hole 18, Golf Course Maintenance shall re-dig the ditch. Reports of additional areas with drainage problems shall be investigated.
- **Maintenance Committee Report.** Trustee Liaison Jo Matthew reported that the Maintenance Committee will be tracking the number of times the same item is reported. The committee discussed their role as additional eyes within the community to help make it the best it can be.
- **Strategic Planning Committee Report.** Trustee Ron Auvenshine reported that the Committee continues to meet. He stated the structure of the Communications Committee is being developed as well as the Financial Advisory Committee.
- **Neighborhood Watch Committee Report.** Trustee Liaison Cheryl Savage reported that that Committee reviewed the purpose of the Zone Captains and reviewed proper technique for door-to-door meetings with their neighbors. Zone Captains have decided to meet every quarter. Ways to obtain missing information were discussed.

ITEMS for RATIFICATION:

- None.

ITEMS for CONSIDERATION: The Board approved the following:

- **Architectural Control Committee:**
 - Approved lot consolidation of 09-02-12, 13, and 14.
- **Budget Committee:**
 - Approved the removal of the analog telephone line at Access Control.
 - Approved a change order for the pool renovation work in the amount of \$20,000. It was found that parts of the existing pool did not have the required amount of concrete.
 - Approved re-instituting Small Claims Court debt collection action for those property owners who owe significant amounts.
 - Approved the write-off of \$7,267,495 in uncollected debt for the years 2021 and prior as required by the four-year statute of limitation.
- **Golf/Greens Committee:**
 - Approved the waiver of initiation fees for first time Associate Memberships.
 - Denied a Social Membership.

- Tabled the recommendation for new golf course hole signs of \$7,300 pending commitment by property owners to sponsor holes.
- **Board of Trustees:**
 - Approved updated sixth edition of the ACC Policy Manual.
 - Approved uncontested election of Board of Trustee candidates Deta Rogillio and Susan Keel by unanimous consent.
 - Approved uncontested election of Architecture Control Committee candidate Denise Watson by unanimous consent.

The next board meeting is Monday, April 28th, 2025.

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

- A property owner thanked POA Administration staff that helped him with his infraction. The property owner requested clarification on the cardboard policy. *The current cardboard policy was clarified that small boxes, such as cereal boxes, may be broken down and placed in household trash. Corrugated cardboard must be broken down and is not allowed in household trash. BOT shall send eblast to community to ensure clarification of the box policy.*
- A property owner thanked Trustee Rick Renfro for his review and explanation of current deed restrictions. Property Owner requested culvert in his neighborhood be reviewed. *Road Committee Liaison shall meet with the property owner to receive an explanation of the problem so that the Road Committee may review.*
- A property owner questioned why \$7 million written off, asked who to contact about dead trees in POA green spaces, and requested Zoom meetings. *Defaulted assessments are required by law to be written off after four years. Report dead trees in POA green spaces to POA Office and work order will be issued to review whose responsibility the trees are. Zoom meetings have been reviewed and were used during COVID. Upon the advice of POA attorneys, Zoom meetings were suspended after the resumption of in-person meetings.*
- A property owner reviewed buyer rating system guidelines that might be incorporated into the POA Mission Statement which included timely audits, background checks for Board members and employees, number of lawsuits, term limits, number of vacant lots, and details of any rate increases.
- A property owner asked how the current sponsors for golf course signs who had paid for more than one year would be affected by the proposed new golf course signs. *Question will be investigated and property owner contacted with answer.*
- A property owner asked why rain barrel/water harvesting policy did not include cisterns and why it cost a property owner \$500 to have a rain barrel/water harvesting system. *Approved ACC policy follows exactly Texas Property Code 202.007 rules for rain barrel/water harvesting system. The ACC fee for requesting approval of a rain barrel/water harvesting system is \$200 with \$100 returned upon approved finished project.*
- A property owner asked when deed restriction violations in Coach Village would bring about improvement. *Deed restriction violation enforcement is regulated by law and must be followed in a step-by-step process that can eventually end up in court. The POA is currently following the steps outlined by law and working to enforce current deed restrictions.*