

## ***Highlights from the POA Board Meeting, January 27, 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 December – Suzanne Engh / 19<sup>th</sup> Hole
  - Trinity County has new full time and part time Animal Control Officers – they have already made a few rounds in Westwood Shores contact # is 936-642-1424
  - New Property Owners Meeting will be held March 1<sup>st</sup> at 10 am at the Clubhouse
  - Fish Fry this Friday at the Clubhouse – serving starts at 5 pm
  - 4<sup>th</sup> of July Committee needs members – only 1 volunteer so far – please volunteer to serve.
  - Please keep the Bonnette family in your thoughts and prayers as Randy passed away – a Memorial Service is being planned at the Chapel in the Pines – more information will be sent when plans are confirmed.
  - WSGA first tournament of 2025 will be on February 11<sup>th</sup> – 3 Clubs and a Putter Tournament
  - GHIN membership is due by February 15th

### **REPORTS**

- **Constable Report:** Constable Mark Cole reported the following services for Trinity County provided by the Constable for the month of December: attended JP , County and District Court, responded to 3 evictions, 1 fire call, 2 animal calls, and wrote 1 welfare check. Constable Cole reported that 47 deer had been harvested during the recent season. He also said that we had four youths between the ages of 13 and 16 participate in the State of Texas Youth Hunting Program. All four youths harvested a deer.
- **Access Control.** Trustee Deta Rogillio reported Access Control statistics for 2024 were: 83,561 vehicles were vetted through the left-hand lane: 52,762 POA, 24,539 Contractor, 1,979 MVR, and 6,484 Country Club. 6,689 telephone calls were received in 2024. Deta recognized Mr. Pitts and reviewed his accomplishments in 2024 including payroll and normal expenses below budget for the year, refined new decal process, and an updated e-reader that can now read the smaller NTTA/Texas e-tags. She also noted that Sentry Solo was our next step in providing access to the pool and fitness center.
- **ACC:** ACC Chair George Gallagher reported for 2024 year-to-date: 18 new homes have been approved; 1 storage building; 80 additions/improvements; 15 consolidations; 34 fences; 2 variances; and 15 denials.
- **Maintenance Report.** Maintenance Supervisor Chris Williams reported on trees recently removed, storm cleanup of debris and culverts cleared, Mailbox areas have been cleaned and will be monitored every few weeks, re-stripped parking lot at the POA Office and have started re-stripping the boat ramp. Also, Diversified Pier and Bell has completed the culvert reworking on Fairway and Bluebonnet and have replaced worn out culverts on Birch and Bayport, and the wall on the east end of the Clubhouse is scheduled for completion in February. Work on the culvert on Palm Springs and the driving range is scheduled for February. Maintenance has also replaced the lighting in the Mailbox areas, mowed roadside ditches, mowed, and removed leaves and debris in Townhouse area, daily PMC sheets are in effect and are being completed daily. Maintenance continues road work continues throughout the subdivision, weekly trash pick-up with the new trash trucks, and monitor plumbing around all POA buildings daily during the freezing temperatures. Chris reminds us that Heavy Haul drop-off is only on the first full week of

the month and only on Wednesday and Saturday of that week. The brush yard is open every Wednesday and Saturday from 8 am until noon for vegetation and cardboard drop off.

- **Budget Committee Report.** Trustee Rick Renfro was reported the POA ended 2024 with \$2,154,244 cash on hand. He further reported that 310 property owners prepaid their 2025 assessments during November and December. Rick reported that the 19<sup>th</sup> Hole Bar and Grill and the Pro Shop contributed \$154,337 above their 2024 budget. Access Control, Administrative Office, Golf Course Maintenance, and WS Maintenance all outperformed their budgets. The total Association net income for 2024 was \$38,348 better than the budget.
- **Deed Violation Report.** 23 corrected, 13 new, 5 at legal or public nuisance, and 46 currently active.
- **Country Club Committee Report.** Trustee Susan Keel reported that the Country Club Committee met in December. They discussed the January 31<sup>st</sup> Fish Fry, February 14<sup>th</sup> Valentine Karaoke and Galentine party for singles, and the February 20<sup>th</sup> Civic Dinner. The Committee discussed how to promote the 19<sup>th</sup> Hole, and several different ideas were presented. The 19<sup>th</sup> Hole will be advertised on the new golf cart screens. They also thanked the Civic Association for the two patio tables with four chairs each. Maintenance work on the 19<sup>th</sup> Hole and patio were discussed as well as re-upholstering several of the chairs.
- **Golf/Greens Committee Report.** Trustee Rick Waltersheid reported that the Golf/Greens Committee discussed the renovations to the range and the golf course with Pro Shop/Golf Course Manager Josh Dixon. Additionally, Josh advised of upcoming golf course maintenance and of replacing the current sponsor hole signs. Discussion was held on the use of Marshals and Starters and resuming the putting contest. Josh also announced that the price of range balls/ range plans would be increasing by \$2 a bucket. Thanks was given to Pavin' the Path Tournament for their donation to the range renovation. Rick also provided a year-end overview of the financial performance of the golf course/Pro Shop. Public rounds of golf doubled in 2024 from 2023 with 8,284 rounds played, total sales nearly doubled from 2023 with an increase of \$130,000, and merchandise sales doubled from 2023 with a year-end total of \$90,320. Also noted were sales of these items: grips and club repair \$5,052, golf bags \$5,234, Junior golf tournaments \$8,997, golf balls \$19,050, and golf clubs \$16,634.
- **Streets and Roads Committee Report.** Trustee Liaison Ron Auvenshine reported that the Committee recommends adding rock/road base to the lane leading to 7 Meadowview. He reported that Diversified Pier and Bell has completed the culvert projects. More ditches and culverts are being identified that need work and are being referred to WS Maintenance.
- **Maintenance Committee Report.** Trustee Jo Mathew reported that the Maintenance Committee is working hard to identify areas of maintenance and prevent small problems from becoming larger. Some of the issues are replacing the lighting throughout the Clubhouse, Townhome yardwork, and identifying ditches that are filled with debris. The Committee also identified areas of noted improvement such as the cleaning of the mailbox areas and new lighting, mowing throughout the community, some ditches have been cleaned, the pier at the Marina has been rebuilt, boat stalls have been cleaned, and removal of debris around the POA Office.
- **Strategic Planning Committee Report.** Trustee Ron Auvenshine reported that the Committee has continued to work on proposals for forming standing Committees for Communication, Marketing, and Financial Advisory. With the previous approval of the Communications Committee the Strategic planning committee has been working on an application form for those interested in serving on the Communications Committee. The Strategic Planning Committee is also working on writing questions for a second "follow-up" survey in order to obtain more

information from the property owners concerning the future direction of the community, and how the Board can better serve them.

- **Neighborhood Watch Committee Report.** Trustee Liaison Cheryl Savage reported that that Committee is still looking for a few more zone captains. The Committee successfully held the Neighborhood Night Out and Christmas Golf Cart parade and food drive during 2024. Discussion was held on events for 2025 to bring the community together.

**ITEMS for RATIFICATION:**

- Offer of payment plan for lot 10-11-17 approved.
- Offer for sale of lot 08-05-28 approved.
- 2025 trash schedule approved.
- Protective covering on lot 03-07-03 approved.
- Trinity Pines Village Agreement approved.
- Denial of offer on lot 11-01-08 ratified.
- Youth Hunting Program approved.

**ITEMS for CONSIDERATION: The Board approved the following:**

- **Architecture Control Committee:**
  - Lot consolidation on lots 01-19-11 and 01-19-15 approved.
- **Budget Committee:**
  - Bid by Liquid Leisure for pool renovation in the amount of \$355,700 approved.
  - Authorization for search of replacement used F-250 or larger pickup for WS Maintenance approved.
  - Closure of marina bank account approved.
- **County Club Committee:**
  - Donation of TV for Clubhouse lobby approved.
- **Streets and Roads Committee:**
  - Bid from Diversified Pier and Bell LLC for the cutting of roadway limbs in the amount of \$45,600 approved.
- **Board of Trustees:**
  - Updated sixth edition of the ACC Policy Manual tabled for further discussion.

***The next board meeting is Monday, February 24<sup>th</sup>, 2025.***

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

- A property owner requested that the POA hold meetings on the weekends. *POA has tried the approach several times with little turnout from new people. Overtime pay for employees is also a consideration.* Property owner wanted to know why there were no trash cans at the mailboxes. *Trash cans were removed due to people using them for household trash and heavy haul items.* Property owner requested POA clean underbrush in green belts. *Currently it is a problem of time and cost.* Property owner requested the growth in Sand Lake be cleaned. *POA advised that they had entered into a treatment plan for growth on community inland lakes.*
- A property owner asked if the sink hole near the replaced Fairway Street culvert would be accomplished. *Maintenance Supervisor responded it would be re-packed in the next week.* The property owner complained about the administrative fee of \$25 when deed restriction violation notifications were sent to property owners. *The Board stated that it actually cost more than \$25*

*a letter in staff time and that the Board did not believe that the entire community should pay for one person's failure to follow the deed restrictions.*

- A property owner stated that people should not be throwing out cigarette butts in the yard as this could start a fire.
- A property owner suggested that the POA talk with the Forestry Service about doing controlled burns on undergrowth. A property owner also suggested that addresses should be gotten off mail left on the mailbox area floors for possible fines.