

Highlights from the POA Board Meeting, March 25, 2024

- **Property Owner questions may be found at the end of the Board *Highlights*.**
- **President Jo Matthew made the following announcements:**
 - As the POA is a private organization, the Board members have chosen not to allow recording – audio or video – of their meetings. Anyone found recording without the Board’s consent, will be asked to leave the meeting.
 - WS POA presented a check to Texas Parks and Wildlife Game Warden Anthony King for \$1500 as half of the money raised through the deer and alligator harvest to help underwrite their annual Fishing Derby for the youth of Trinity County.
 - WS POA has instituted an Employee of the Month program. Employees are nominated by their supervisor and the final determination is made by the Board. The recognized employees shall receive \$100. The Employee of the Month for February is Bernard Proctor of Maintenance.
 - The first Candidate Forum for POA positions was held last Saturday with a full house of property owner attendees. The next forum is scheduled for April 13, 2024, at 10 am at the Club House.
 - POA Election ballots have been sent. If you have not received one and/or are not receiving POA eblasts, please contact the POA Officer to ensure that you address/email on file is correct.
 - Thank you to Beautification Buddies for their donation of the fountain in front of the Club House. Another fountain is planned for the Memorial Garden.
 - The POA announced that 134 new mailboxes on the west side of the community is currently being worked on and should be ready for use within the next two weeks. One bank of 16 mailboxes is being moved from west to the east side to gain more boxes on that side also. When the mailbox installation is completed, the POA will send out an eblast. At that time, property owners in need of a mailbox should contact the Trinity Post Office and request one.
 - Marina Village has begun the renovation of the playground area. The pavilion, picnic tables and some of the playground equipment has been installed. The POA is proud of this partnership and hopes property owners will make use of the area.

REPORTS

- **Constable Report:** Constable Mark Cole’s reported the following services for Trinity County for the month of February: 1 assist of Trinity County of a burglary, attended JP and District court, attended Kalin Center meeting, 1 traffic stop, 1 burglar alarm, 4 suspicious person/vehicle, 1 accident.
- **Access Control.** Trustee Deta Rogillio stated that 60 new etags had been entered since the first of the year. She reported 14,892 entries through the left-hand lane since the first of the year to include POA, Contractor, MVR and Country Club entries and 1,274 phone calls. She requested that anyone who will have outside people helping with their garage sale to make sure they entered them in Gate Sentry.
- **ACC:** ACC Chairman George Gallagher announced for February: 3 new homes had been approved; 6 improvements; 2 consolidations; 1 fence; 1 extension, and 2 denials.
- **Operations Report.** Maintenance Supervisor Chris Williams reported 2 pool pumps had been replaced, listed tree removals have been completed, will be spraying road edges when weather permits, installed stop sign at Corkwood and Westwood East streets, repaired water lines at flag pole, and has scheduled bulkhead contractors to view and bid on repair of marina bulkheads.

- **Budget Committee Report.** Trustee Rick Renfro reported the conversion to the use of the Appfolio program for financial reporting is on track. The POA has received \$1,930,997 in 2024 assessment collections and currently has \$2,385,000 in the bank. Trustee Renfro stated payroll was under budget, the 19th Hole Bar and Grill exceeded its income budget and was under its expense budget. Prior year assessment collections for maintenance and recreation fees are \$117,803.
- **Country Club Committee.** Trustee Susan Keel announced the enthusiastic reception of the new information slides shown throughout the Club House and thanked Connie for her vision and hard work. 19th Hole shall have two specials during the Garage Sale and coupons will be in the maps for a free drink. The 19th Hole hours have been changed for the summer. She reminded everyone that the 19th Hole is available for catering.
- **Deed Violation Report.** No report this month.
- **Golf/Greens Committee Report.** Trustee David Grounds stated that Pro Shop February report is one of the highest in the last year. He reported all areas were up in sales. He reported a new sign will be going up displaying the course and rules. New trail fee stickers will be bigger and will be placed on both sides of the cart, more hole sponsors shall be added, and plans are in the works for adding 10 additional golf carts. Some of the new golf course equipment has arrived. Course preemergent treatments have been applied and the greens were sprayed with fertilizer, fungicide, and insecticide. Work is scheduled to start on the bunkers this month.
- **Strategic Planning Committee.** Trustee Ron Auvenshine reported that the four Focus Groups have been filled. Each focus group consists of 8 members and they have been divided into 2 full-time retired resident groups, 1 full-time working resident group, and 1 full-time resident with children under 16 group. The groups shall meet on April 13th and their report is expected to be completed by June 1st.
- **Streets/Road Committee Report.** Trustee Jo Matthew reported although no Committee meeting was held this month, the Road Engineer is scheduled for this coming Wednesday to assess the recent road work and to help develop criteria for future work.

ITEMS for RATIFICATION: The Board approved the following:

- Approved the termination of a golf course water meter no longer used.
- Approved Coach Village Clean-up Week April 8-12.
- Approved new golf course sign.

ITEMS for CONSIDERATION: The Board approved the following:

- **Budget Committee:**
 - Approved donation to TPWD for Fishing Derby.
 - Approved bid for enlarging of cart barn.

The next board meeting is Monday April 22, 2024

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

- A property owner stated that the BOT should have given all the bidders the same specifications for the new fence to be built instead of only to one. *The BOT did ensure that all bidders had the same specifications and all bidders did bid on the same style and construction of the fence.*

- Property Owner questions sent to poaboard@westwoodshorespoa.com are answered to the individual but will no longer be included in the Board Highlights. Property owners with a specific question are encouraged to continue to use the site and their questions will be answered.