

Highlights from the POA Board Meeting, May 28, 2024

- **Property Owner questions may be found at the end of the Board *Highlights*.**
- **President Jo Matthew made the following announcements:**
 - Thank you to Chris Williams, the Maintenance Department, and everyone who helped their neighbors and neighborhoods clean up houses and areas after the devastating flooding of the past two months. What a great neighborhood we have!
 - Thank you to Trista McDonald, and the staff of the 19th Hole and all the volunteers for making the recent fish fry a success. 107 meals were enjoyed by the community. More such events may be in the offing.
 - Thank you to Beautification Buddies for the new sign in the front of the Club House. It looks great!
 - Susan Keel spoke about the community ^{4th} of July activities and that the fireworks are paid for by donations. Donations of any amount are appreciated. The event shall be on Saturday, June 29th and the parade will begin at 7 pm this year. The hamburger supper shall be moved inside this year.

REPORTS

- **Constable Report:** Constable Mark Cole's report was unavailable to be at the meeting. He reported the following services for Trinity County for the month of April: attended JP and District court, 2 traffic stops, 1 welfare check, 1 patrol due to tornado, 1 suspicious person/vehicle call and 1 fire/EMS call.
- **Access Control.** Trustee Deta Rogillio reported 7,373 entries through the left-hand lane during April which include POA, Contractor, MVR, and Country Club entries and 557 phone calls. She announced the retirement of Access Control member Gary Zachary after seven years of service. She also reminded everyone that even if you have an eTag you must have a Westwood Shores decal on your vehicle. These decals give you entry through the left-hand lane, if needed, entry into Marina Village Resort, and show that your vehicle belongs in the community. Please stop by Access Control and get a decal if you do not have one.
- **ACC:** ACC Chair George Gallagher announced that Carol Beck had been appointed to fill the vacant position on the ACC. For Year-to-Date he reported: 11 new homes had been approved; 18 additions/improvements; 10 consolidations; 6 fences; 6 extensions, and 6 denials.
- **Maintenance Report.** Maintenance Supervisor Chris Williams reported that over 30 trees had fallen during the heavy storms and that clean-up of these trees will begin next week. Trees have been left on the side of the roads due to requests by homeowners to cut some of the wood for fireplaces. Dam spillways and culverts were consistently monitored and cleaned during the month, all flags at the entrance were replaced after the storms, ditches are being mowed as they dry out, and the front entrance transition has been sprayed. As the subdivision dries out, more roadside spraying will be accomplished.
- **Budget Committee Report.** Trustee Rick Renfro, the new Internal Financial Manager, had been hired and introduced Jenifer Miller to the community. Trustee Renfro reported the POA ended April 2024 with \$1,716,820 in liquid assets. He further reported that total POA income for the month was better than the budget by \$33,019, total POA expenses were under the budget by \$11,253, and the POA outperformed its monthly budget by \$44,273.
- **Deed Violation Report.** 13 corrected, 38 new, 1 ACC, 10 at legal or public nuisance, and 90 active.
- **Golf Course Management Report.** Trustee Rick Walterscheid presented this report. The first set of new equipment has arrived and been put into action. New cutting mowers are expected to

arrive in late summer and the new aerator is scheduled for June. Golf course staff are receiving new uniforms to present a more professional look, cart paths have been edged and all crack weeds shall be sprayed and cleaned by the end of the month. Another fertilizer was put out on all greens as was goose/crabgrass control applications. New cups and pins have been placed on the putting green and all the new flag poles have now been received. Mowing shall be caught up as weather permits and are awaiting the bids for the bunker project.

ITEMS for RATIFICATION: The Board approved the following:

- Approved opening the pool full time on May 21st, 2024.
- Approved cancelling Golf Now Program and the purchase of Whoosh.

ITEMS for CONSIDERATION: The Board approved the following:

- Approved to send 209 letters on 38 accounts and forward to attorney if needed.
- Consideration and vote on number of guests allowed at pool and pool rules was tabled to Executive Session.
- Approved Board Goals and Strategies for 2024-2025.
- Approved Committee Member list for 2024-2025.
- Approved removing Carrie Baker and David Grounds from the signature cards with all banks and adding Rick Waltersheid and Cheryl Savage.

The next board meeting is Monday, June 24th, 2024.

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

- A property owner asked why Property Owner questions were before the meeting and not at the end and must you be a WS Property Owner to enter Marine Village Resort. *The BOT said the decision to only take questions at the first of the meeting was to attempt to shorten meetings due to community complaints about the length of meetings. Yes, you must be a Westwood Shores Property Owner to enter Marina Village Resort.*
- A property owner asked for attendees to sign a petition for a Trinity County jail study to be requested by the County Commissioners and a possible bond election for a new facility.
- A property owner asked why the ditches are not being mowed past Fairway Drive. *Maintenance is mowing as weather permits and attempts to mow all ditches.*
- A property owner asked why the Association does not cut down dangerous trees and limbs. *Current state law prohibits the POA from accessing property owner's land. New regulations concerning tree limbs are currently being considered so that emergency vehicles can access all parts of the subdivision without fear of damaging emergency vehicles.*
- A property owner requested that the POA make all property owners mow their lots. *The POA regularly reviews the community for deed restrictions such as lawns not mowed, however, state HOA laws require a series of legal steps be taken for homeowner compliance.*
- A property owner asked about their road being improved. *Please submit these requests to the POA and the Roads Committee shall review the request.*
- A property owner asked why the POA was not mowing unowned and abandoned lots. *Having the lots mowed costs money and the POA tries to limit the times they have to make this expenditure.*

- A property owner asked why we cannot mow those lots not mowed and charge the homeowner. *The POA can but must follow all legally required steps prior to mowing and charging the homeowner.*
- **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.**