

Highlights from the POA Board Meeting, January 22, 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 and MUD are two different entities. The POA is unable to answer questions concerning the MUD and vice versa.
 - Thank you to Sheriff Woody Wallace and County Judge Danny Martin for providing non-potable water to the community. Thank you to George and Teresa Gallagher for spearheading this effort and making it happen. The POA also provided cases of drinking water for those within the community who needed it.
 - Three POA trustee positions and two ACC positions will be up for election in April. More information regarding the election and how to run for a position will be forthcoming.
 - The 19th Hole has been closed for several days due to the weather and water problems. Please support the 19th Hole when it opens and have an extra meal.
 - POA procured cases of water are outside. Please help yourself.

REPORTS

- **Constable Report:** Constable Mark Cole’s reported the following services for Trinity County for the months of November and December: 1 suspicious person, attended JP and District court, attended Kalin Center interview, 8 traffic stops, picked up evidence, and 1 motorist assist. Constable Cole also reported that during the deer harvest 12 does, 3 spikes and 7 bucks have been harvested. Constable Cole reminded everyone not to feed wildlife.
- **Access Control.** Trustee Deta Rogillio stated that during 2023, Access Control has entered 85,539 vehicles in the left-hand lane; POA 45,217 entries; contractor 32,608 entries; Marina Village 2,398 entries; and 5,316 entries for the County Club. Trustee Rogillio reminded everyone that the yearly WS decal change was scheduled for February 12th through 24th.
- **ACC:** ACC Chair George Gallagher announced for January: 4 new homes had been approved; 2 improvements; 3 consolidations; 1 fence; and 2 extensions.
- **Operations Report.** Maintenance Supervisor Chris Williams reported that during 2023 56.01-acre feet of water was transferred into Westwood Lake from Lake Livingston; treatments of the small pond at the entrance are completed; new equipment is scheduled to arrive this month; growth application is completed; culvert change outs are completed; and roadwork is continuing.
- **Budget Committee Report.** Trustee Rick Renfro presented the new accounting reporting and tracking method to which the POA is transitioning. The transition should be completed prior to the end of the first quarter of the year. The POA has received \$607,04 in 2024 assessment collections and currently has \$1,799,483 in the bank. Trustee Renfro asked the community to pray for Financial Manager Larry Barak as he is recovering from illness.
- **Country Club Committee Report.** Trustee Susan Keel stated that the Committee was recommending changes to the Club House usage fees. The Committee also discussed professional use of Clubhouse property.
- **Golf/Greens Committee Report.** Trustee David Grounds welcomed the new Pro Shop Manager Josh Dixon and Golf Course Superintendent Josh Miller. Consistency in charging of fees in the Pro Shop is being addressed. The Committee is investigating how to replace lost trees on the golf course, including the correct type of tree and correct placement. Increasing the number of

rental golf carts and the best golf cart rental deals are being investigated as well. Our Marshals are working hard, and more Marshals may be on the way.

- **Strategic Planning Committee.** Trustee Ron Auvenshine reported that the Committee is finalizing the survey that will be sent out in the next few weeks. He requested that all property owners please take the survey as the results will help determine recommendations for the POA. After completion of the survey, property owner focus groups shall be formed.
- **Streets/Road Committee Report.** Trustee Jo Matthew reported that the 2024 road budget is \$200,00 for actual road work and \$42,000 for culvert repair. Culverts were identified that need immediate repair. Funds remaining from the 2023 budget will cover these expenses. The committee is recommending that scarifying be used on low traffic areas. Lanes were identified to be recovered. No new speed bumps were recommended. Locations for more possible stop signs are being considered. The Committee requests more law enforcement presence to help monitor speeding and traffic rule enforcement.

ITEMS for RATIFICATION: The Board approved the following:

- Approved attorney suggestion to settle on account 09-10-08.
- Approved changing employee health insurance carrier from BCBS TX to Aetna.
- Approved adjusting percentage of insurance split between WSPOA and employee.
- Approved reinvesting CDAR's with Alliance Association Bank back into the 26 week at 5.25% APY.
- Approved agreement to payment plan on account 08-02-38.
- Approved culvert replacement on Westwood Dr. E and one on Cottonwood.
- Approved updated language for ACC Policy Manual regarding owners in good standing.
- Approved full definition of Greenhouse requirements.

ITEMS for CONSIDERATION: The Board approved the following:

- **Country Club Committee:**
 - Approved change Non-Member to: Non-Member, Business, Organization Rate schedule, Price stays the same of \$300 for first 4 hours, fireplace room \$150, conference room \$150. (This would include a Member renting the facility for an organization.)
 - Approved no selling for profit by any vendor. Business cards will be allowed to be given out.

The next board meeting is Monday February 26, 2024

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

- A property owner asked if property owners could drill water wells on their property. *Texas property laws state that, if you live in a Municipal Utility District, you cannot drill wells.*
- A property owner stated that state law allows to fly a religious flag and that POA is violating state law by stating he is in violation of POA rules. *Current POA policy differentiates between religious objects and flags. However, POA attorneys will be contacted for final determination.*
- A property owner asked when the road repair on Coral Gables will be completed. *POA Maintenance Supervisor says it depends on the weather.*
- A property owner spoke in favor of allowing religious flags. *See above response.*

- A property owner stated that the POA should not use Facebook for communicating to the community. *In emergency events, the POA uses all available avenues to communicate information to property owners.*
- A property owner stated that numerous people who live here have no internet access and requested that, if you know have elderly neighbors that do not have internet access, please let them know what is happening and check on them regularly. *Community taking care of community.*
- **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.**