

WTHOA Board Meeting, Monday, August 23, 2021 via ZOOM

Board Attendees: Jim G., Deborah W., John Y., Justin B., Weston R., Cathi W., Judy W. , & Pat G.

In addition, several neighborhood homeowners attended the meeting.

A motion was made by Deborah to approve the meeting minutes from May 3<sup>rd</sup>. The motion was seconded by Justin and unanimously approved. These minutes will be posted by our webmaster. In the future, every effort will be made to have the meeting minutes available in a more timely fashion.

Pat reviewed the Profit & Loss Report through July and the Balance Sheet for the same time frame. Cash reserves remain good, Accounts Receivable is stable, Expenses continue as expected, and the HOA continues to have a strong financial position.

Weston led the Board through a review of the POA Summary as result of the 87<sup>th</sup> Texas Legislature (2021). There are a few minor changes that will impact our processes with regards to deed restriction violations and delinquent payment of dues, but Pat is already aware and will be implementing the necessary revisions. In addition, it was noted that the HOA must file a copy of our Building Standards with the Galveston County Clerk. A motion was made by Deborah, seconded by Jim, and unanimously approved as follows: A copy of our Building Standards as posted on our website, should be filed with the County Clerk. Pat will do that within the week. In addition, it was noted that our Management Certificate must be filed with the County Clerk and TREC (Texas Real Estate Commission) by December 1<sup>st</sup>. A motion was made by Cathi, seconded by Weston, and unanimously approved that we make the changes necessitated by the recent legislative session and file the certificate as directed.

Next the Board reviewed the attorney's Status Report concerning on-going deed restriction violations and outstanding dues payments. One case involved a homeowner who has continually failed to comply with payment plans. A motion was made by Weston, seconded by Jim, and unanimously approved as follows: if the homeowner has not filed for bankruptcy at this time, the HOA will authorize our attorney to proceed with filing a lien as they recommended. A second case was reviewed concerning a homeowner with repeat deed restriction violations of a similar nature. A motion was made by Jim, seconded by Cathi and unanimously approved as follows: if re-inspection shows that this homeowner continues to be in non-compliance, a 30-day letter should be issued. All other cases on the Status Report were resolved or otherwise closed.

The next topic of discussion was the Annual Garage Sale. It was decided that this would take place on October 2<sup>nd</sup> from 8 – 12N. John Y. will retrieve the signs from the storage shed. Jim will have more signs made if needed and place the signs at the subdivision entrances on the Monday prior to October 2<sup>nd</sup>. Cathi will place an ad in The Greensheet. Deborah will post information on Next Door and Facebook.

Judy W., Chair of the Recreation Committee, discussed plans for a Christmas Carol event in December. In addition, there was discussion about a possible Halloween event. As always, Judy will submit any receipts for reimbursement.

John Y. gave an update of ongoing maintenance issues. There was discussion concerning tree-trimming needed at Castlewood Park and at the entrance by Falling Leaf. John will coordinate those efforts.

In light of Darryl's absence, there was no report from the Architectural Control Committee.

Next Jim reviewed recently completed projects in the neighborhood. Several changes were made at the Castlewood Park to ensure proper flow of water and drainage. French drains were installed, specialized drain covers were installed, and the water line was adjusted to increase the capacity in the lines. In addition, an iron fence was installed and several additional pallets of grass were laid. The swing set at the Applewood Park was repainted, the jellybean pebbles in the playground were updated, and Adirondack chairs were purchased for the pool area. Future projects include obtaining new palm trees for the Applewood pool area.

The only new business discussed concerned the possibility of installing security cameras in the neighborhood. After some discussion of the cost and logistics of doing this, it was decided to table this project for now.

There was no further business to discuss. Therefore a motion was made by Jim, seconded by Cathi, and unanimously approved to adjourn the Board meeting at 8:30 p.m. The next Board meeting is scheduled for November 8<sup>th</sup> at 6:30 p.m.