

WTHOA Board Meeting, Monday, May 6th, 2019 @ Pat Garner's office

Attendees: Jim G., Deborah W.-C., Justin B., Pricilla W., John Y., Margie C., Judy W., Cathi W. & Pat G.

The minutes from the October, 2018 Board meeting were reviewed & unanimously approved at the Annual Meeting in January.

Pat gave an update on the current Balance Sheet and the Profit & Loss statement from January 1 through today's date. At this time the HOA is in a good cash position. Annual dues collection continues to do well, with an anticipated rise in collections shortly before the pool opens. Pat reported that 4 (four) seriously delinquent cases are currently being handled by our attorneys. Pat further reported that \$100K of the HOA's money has been placed in a brokerage account and will receive approximately 2.3 % interest.

Jim updated the group on the recent renovations to the Castlewood Park. Approximately \$50K was spent to improve the facilities at the park, including (but not limited to);

- Installation of 53 French drains
- Installation of a sprinkler system throughout the park
- Major trimming of all the trees
- Power-washing of the playground equipment
- New, hurricane-resistant fencing around the park perimeter
- Many yards of sand and gravel plus numerous pallets of grass

Park usage has markedly increased since these improvements were made and many homeowners have made positive comments.

There was also some discussion regarding the Applewood Park and questions were raised regarding whether the play equipment needs to be repainted. Jim will evaluate the condition and then make arrangements for painting if deemed necessary. In addition, Deborah pointed out that extermination services (initiated last year when there was an issue with sand bees) will resume shortly and continue throughout the summer months. New benches will also be ordered for that area.

Discussion ensued about the upcoming Pool Season. Pat reported that the pool keys will be mailed shortly and reiterated that keys are only mailed to homeowners with up-to-date annual dues payment. Bill Cole has not reported any significant issues with the pool. John will again check the functionality of the pool's bathroom, shower, etc. and Jim will arrange for power-washing. In addition, Jim will be ordering some lounge chairs for the pool area. The pool opens on Memorial Day weekend.

Judy Wheeler attended the meeting and was introduced to the Board. She has agreed to spearhead a gathering for Memorial Day weekend, after having a great success with the Easter Egg Hunt (60-80

children participated and approximately 1000 eggs were found) that she organized for the Castlewood Park. Judy will post information about the Memorial Day event on the WTHOA website and Facebook pages.

Pat and Priscilla updated the Board on recent developments with regards to deed restriction violations. Priscilla will plan to meet with Rhonda shortly to review outstanding letters and update current violations. Pat will contact our attorneys to review any cases with pending action.

Jim continued our previous discussions regarding removal of the "islands" in the 4 (four) cul-de-sacs in the subdivision. In addition to being unsightly and causing parking/driving issues for residents, they pose a significant hazard if there is need for a fire truck or ambulance to access a home in the cul-de-sac. Priscilla reported that many years ago one of the neighbors' home was severely damaged by fire because a fire truck was unable to get close to the house because of the lack of accessibility in the cul-de-sac. Jim is planning to meet with Rene B. at the City of Friendswood in the next week or so to discuss options for eliminating these hazards.

Lastly, there was discussion regarding the non-functioning entry lights at the Falling Leaf entrance. John has attempted to fix the situation, but has been unsuccessful. Jim volunteered to call Davidson Electric to get an estimate of the costs of repair.

Cathi made a motion for adjournment, Deborah seconded the motion, and it was unanimously approved.

The next Board meeting will be held on July 23th, 2019 @ 7 p.m. @ Pat's office.