

WTHOA MEETING MINUTES

Zoom Meeting

Date: 8/04/2024

Time: Called to order at 6:00 PM

Facilitator: President Deborah Winters Chaney

IN ATTENDANCE

HOA Board Members and residence, 10 attendee's total

OLD BUSINESS

- Deed Restrictions and yard maintenance. Collected addresses of homes with yards not being maintained. Discussed the reasons are due to owners passing away or owners do not live in the home. For one home where owner passed away, HOA has informed bank to maintain yard and are not complying, the HOA has been paying for the lawn to be serviced until the gate was recently locked and we no longer have access to the backyard. It was brought up that the yards not being maintained are causing pests and rat issues with neighboring homes. A board member will be contacting the health department to see if further action can be taken to get the owners of the properties to act on maintaining the yards.
- Parked vehicles at Applewood Park parking lot that are not using the park– Discussed construction still going on at Friendswood Highschool and can foresee students wanting to use Applewood Park parking lot for school parking. It was determined that cars parked in the parking lot are only for residents who are using the park, no exceptions.

NEW BUSINESS

- Financial Report reviewed – Discussed increasing dues to help with increasing maintenance cost. Dues have not been increased since 2006. Dues are currently at \$240 per year and by rules can only increase by 0-10% with a member vote per year. A committee was recommended to be put together to discuss recommendations to resolve the declining cash flow over the past three years. The costs for a new parking lot for the Applewood Park were discussed and also the maintenance of the pool. Pat is going to pull up the costs associated with the pool to see if the pool calendar schedule needs to be altered due to usage and costs.

- Rules for fences in the neighborhood post Hurricane Beryl – It was discussed that we do have a fence requirement, and we should update the rules to make more defined and clearer guidelines of fence requirements. If a owner has a pool or there was a fence their previously a fence is needed to be replaced. Discussed no leaning type of repair, e.g. a two by four holding up a fence that is drooping down. We reviewed ways on if we could make rules for situations where the fence is affecting two neighbors but only one neighbor is willing to pay for the fence.
- Discussed drainage and sewers impacted by Hurricane Beryl. Discussed how the neighborhood was built and the intentions for the original drainage as well as preventing yard waste from going down the drain. Seeking information from the city if they are investigating the backup and preventative action.
- Update on Castlewood opening – No new information on the project. Committee is seeking a way to get new information on the development and if there is any discussion on it connecting to Pearland Parkway.

COMMENTS FROM RESIDENTS

1. Sprinklers at the entrance appear to be a leak or busted pipe because of excess water. The board is going to check if it has impacted the water bill, and a resident volunteered to investigate further if there was a leak when the sprinklers went off. Discussed putting sensors on the sprinklers so they don't go off when it is raining, and less usage of water could help reduce the cost of water bill.

ADJOURN

Time 7:22pm by Pat Garner and second by Deborah Winters Chaney.