

WTHOA MEETING MINUTES

Zoom Meeting

Date: 12/3/2024

Time: Called to order at 6:30 PM by the President

Facilitator: President Deborah Winters Chaney

IN ATTENDANCE

HOA Board Members:

Deborah Winters Chaney

Erica Torres

John Y'Barbo

Cathi Wise

Residents/Members:

Pat Garner, and about 9 other residents

MOTIONS:

Motion made by Cathi Wise to vote in John Y'Barbo as a new board member in place of Justin Boone, the Vice President who has moved out of the neighborhood. The motion was seconded by Pat Garner. All board members voted in favor, and the motion was approved. John Y'Barbo will continue to oversee maintenance.

BOARD VOTE - EMERGENCY ACCESS GATE:

All board members voted in favor of the City of Friendswood installing as well as maintaining the Emergency Access Gate at the dead end of W. Castlewood Dr. The gate can only be used for emergency police and fire.



RESIDENT VOTE - HOA DUE INCREASE

A notice of the WTHOA Special Dues meeting taking place today was posted on October 23rd, 2024 in the WTHOA Facebook Group. A vote on the due increase was proposed in the last two HOA meetings because maintenance, water, insurance, pool maintenance, cleaning after a hurricane, and all maintenance fees have gone up but the neighborhood dues have not increased in years to keep up with inflation.

A vote was taken for a 10% increase of the 2024 dues from \$240.00 to \$264.00 to take effect immediately. A 2/3rd approval of members in attendance was needed to pass. The vote was unanimously passed 15 to 0.

OLD BUSINESS

- Drainage Plan for New Neighborhood – 12,000 lbs. of dirt being brought in to raise the elevation of the new neighborhood. Galveston County drainage district has received no drainage plan from the developer for the new neighborhood behind Wilderness Trails. No drainage plan for Friendswood Parkway's four-lane highway was submitted either. Concerns of our neighborhood flooding from improper drainage of new neighborhood and parkway. A proposal was made to request for the city to provide a drainage plan from the developers as the HOA was told the Galveston drainage district has no authority. An alternative request was brought up to request from our legal counsel a TRO, temporary restraining order until we receive our request for the drainage plan. Pat approved to pose the question to Treece and Associates about the issue.

NEW BUSINESS

- Two board members will be or have left the neighborhood, and we will have two new board member seats open. The new openings will be posted on the Facebook neighborhood group.
- Now accept Zelle as a form of payment for the HOA. will be tracked by home address, not family name.

COMMENTS FROM RESIDENTS

1. Update on property that was foreclosed on Blueberry. HOA still covers maintenance fees and no communication from Rocket Mortgage.
2. Update on Castlewood Parking lot pavement – an estimate from a contractor of about \$40k was given. Decided not to move forward with further bidding out and re-visiting the repair later when the HOA has more funds.



ADJOURN:

Motion for adjournment by Pat Garner and seconded by Lisa. The Board Meeting adjourned at 7:45 pm.