

WTHOA MEETING MINUTES

Public Library Meeting

Date: 5/19/2025

Time: Called to order at 7:00 PM by the President

Facilitator: President Deborah Winters Chaney

IN ATTENDANCE

HOA Board Members:

Deborah Winters Chaney

Erica Torres

John Y'Barbo

Residents/Members:

Financial Committee head Pat Garner and about 24 residents

MOTIONS:

Motion to put Jamie Bell and Randy Hale on the board. The motion was seconded and passed unanimously.

Motion to also add William Godfrey to the board. The motion was seconded and passed unanimously.

Other committee chair leaders were added during the meeting. Olivia Timme volunteered to be the Social and Garage Sale Project Committee leader. Melanie Reyes volunteered to be committee leader.

BOARD VOTE -

A board vote took place prior to the meeting for approval to foreclose on a home in the neighborhood that was years beyond pass due for HOA dues and given many notices.

OLD BUSINESS

- Discussed board seats that were open from the last meeting. We took a vote and filled 3 board seats, as well as two committee chairs.
- The Financial Profit/Loss sheet is showing a loss of revenue for last year due to increased expenses and not enough collection of dues. Discussed due increase from last meeting and how the 10% was not enough to cover inflation and bring the neighborhood back from thirteen plus years of no increases. We discussed setting a number to reach when the rate increases will stop and that the rate increases would be looked at every year to see if they are necessary. The expense increases were due to storm mitigation costs, unforeseen costs such as legal, a freeze, lawn care increases. We discussed a separate line item for storm repairs. Also discussed looking into the lawn contract and putting it out for bid when the next contract expires. Discussed how the pool contract is reviewed every year. The pool phone bill has decreased due to switching from a phone company to a sim card.

NEW BUSINESS

- Maintenance Issues and Projects - Sprinkler system by the Natatorium entrance is 30-40 years old and still has a leak causing large water expenses monthly. Cracks in the pool around the drainage were fixed. Replaced the signs at Castlewood Park with new signs. Castlewood Park will be closed on Tuesday mornings due to lawn maintenance. Please notify the board when streetlights are out or any potholes. John in maintenance mails city of Friendswood utilities and Texas New Mexico to report these issues.
- Castlewood Playground - came with a warranty but the company who built the playground is not honoring the warranty due to the contract almost about to expire (but not expired yet). The rubber coating is cracked, and sheet metal is rusted and a whole near the slide, repairs were made with two by six boards for temporary fixes. Discussed getting a welder. A resident volunteered to take on the case to press back on the company to honor our valid contract and its warranty. As a neighborhood we agreed to collectively go on social media outlets to stand our position for the company to do right and honor our contract. The company is out of Katy.

COMMENTS FROM RESIDENTS

1. Castlewood Park – issue with aggressive dogs at the park. Discussed the history of Castlewood Park, it used to be the second pool in the neighborhood that was then covered up and turned into a family park because too many costs to repair the pool and additional costs to continue maintenance on it. There were no funds at the time for the repairs due to the costs of repairs needed for the storms from that year. The park was built with the intention of being a family park, not a dog park. Dogs on a leash are always welcome to the park; dogs can be off leash if dogs are well behaved and no one else is using the park. Discussed posting signs of being courteous and mindful of using a leash on dogs when other families also want to use the park.
2. Discussed ideas for Animal Control to enforce more authority due to the number of dog attacks in the neighborhood and more than one resident reaching out to Animal Control and no action taken or follow up.
3. Updating the website was brought up, Amy responded it is getting worked on
4. A resident brought up the possibility to sell the property of Castlewood Park. There is a park dedication ordinance, so much greenery of parks is needed per home or must pay into city park dedication ordinance, this would be an issue. If the community was able to sell the park it would have to be voted on by the community.
5. Facebook Page – discussion on how the page should be used
6. Idea to call Galveston County Health Department for issues with homes that are not compliant and no response from the owner.
7. Sidewalks – city responsibility, to repair, report it to the city, get added to list. Must be on the sidewalk not driveway.
8. City meetings – discussion of importance of more residence to show up at the city meetings and the impact it has such as when we blocked the development of the new homes because the developer didn't come forward with a proper drainage plan.

ADJOURN:

Motion for adjournment by Deborah Winters-Chaney and seconded by John Y'Barro. The Board Meeting adjourned at 8:30 pm.