

WTHOA MEETING MINUTES

Zoom Meeting

Date: 12/02/2025

Time: Called to order at 7:10 PM by the President

Facilitator: President Deborah Winters Chaney

IN ATTENDANCE

HOA Board Members:

Deborah Winters Chaney
Erica Torres
John Y'Barbo
Jamie Bell
Randy Hale

Residents/Members:

Financial Committee head Pat Garner and about 19 residents

MOTIONS:

Pat Garner made a motion and was seconded by Danielle Ross for a dues increase of 10%, this would allow dues to go from \$264 to \$290 annually. 19 people in the meeting and passed by 19, it was 100% unanimous.

OLD BUSINESS

- John Y'Barro submitted requests to Texas New Mexico again for the streetlight by the pool that has been out for several months. He also submitted maintenance requests for four other streetlights that are out in our neighborhood.

NEW BUSINESS

- Pat Garner Manager and Treasurer recommended a due increase because expenses have gone up and we have very low dues. He recommends a 10% increase for the 2025 dues. Homeowners who pay their dues sooner will not get a discount as the dues are paid in arrears. The Reserve fund for the HOA is about \$80,000 but we are at a burn rate of \$10-15k per year. If we don't continue to raise our dues by the maximum of 10% per year, we will have to start cutting services such as big cost items as pool, not cutting hours but a permanent closure of the pool to keep up with regular maintenance of the neighborhood. There is maintenance that is not getting worked on on the maintenance records that needs to be addressed but is being put off due to our Reserve funds getting too low for emergencies. We have a \$5,000 deductible if a disaster happens just to use the insurance. The board has already cut the Pool contract so that lifeguard hours have been cut down and the pool is not open during the FISD calendar year and closes after Labor Day. Also, the mulch and flowers for the flower beds have been cut back to cut back costs. The severity of maintaining our Reserve Funds was discussed.

COMMENTS FROM RESIDENTS

1. Discussion on what happens to the flowers at entrance if we are cutting costs by not doing mulch and no longer putting flowers in the flower beds every Spring with the contractor. The flowers in the flower bed are from over a year ago and were not replaced. Discussed having a Flower Committee or shopping out the contracts for a lower Lawn maintenance contract, suggestion from Randy Hale. Also purchasing plants that are low maintenance and can withstand a drought.

ADJOURN:

Motion for adjournment by Deborah Winters-Chaney and seconded by Erica Torres. The HOA Meeting adjourned at 7:34 pm.