

Highlights from the POA Board Meeting June 22, 2026
“Reimagining Together”

- **Property Owner questions may be found at the end of the Board *Highlights*.**
- **President Deta Rogillio made the following announcements:**
 - Employee of the Month –Trista McDonald, 19th Hole Bar & Grill
 - TCAD has completed correcting and updating some of the properties in Westwood Shores.
 - Raffle tickets may be purchased for July 4th celebration. 50/50 raffle is in the Pro Shop, and the Hard Cooler gift raffle is in the 19th Hole.

Reports:

- **Constable Report:** Mark Cole not in attendance.
- **Access Control:**

Trustee Deta Rogillio announced the Access Control monthly statistics as of June are:

18 new names have been entered into the gate system for the year 2026. The total number of individual names entered is 2,032 and total number of tags entered is 4,277.

As of June 14, Access Control logged in 2,221 vehicles for the POA, 1,047 contractors, 125 guests to Marina Village and 293 guests to the Club House. For the year 2026, 23,844 guests have been checked in for the POA, 10,943 contractors, 1,209 Marina Village guests and 4,042 guests for the club. A total of 40,038 guests has been checked in so far this year. 1,996 guests have been called in for this year. 73% of the owners that have been invited are using it. Richard Schesser is now working for the 19th Hole, and we wish him well with his new job and we want to welcome Tavis Jackson to the Access Control Staff.

- **ACC Report:**

For the month of May 2026, the ACC application decisions were 3- improvements, 2- new custom home builds,

1- denial, 1- fence, 1- propane tank and 1 new mobile home. There have been 5 new home approvals YTD. The next meeting will be July 13, 2026.

- **Maintenance Report:**

Supervisor Chris Williams reported the hay fields are being mowed, and worked on cleaning, spraying, and edging curbs in the community. Replaced curb stops around the tennis court parking lot, rebar put into them and painted. Installed the sails at the pool and assisted golf course maintenance with preparation for a golf tournament. Cleaned several ditch lines, clogged culverts, and removed downed limbs and trees from mowing lanes after the storm. Cleaned up dumped trash and debris on empty cul-de-sacs.

There has been debris and trash dumped in the community and maintenance has cleaned it up. If you see anyone doing this, please report this to the POA office.

- **Budget Report:**

Christopher Hinshaw, our financial manager, reported that the Association ended May 2026 with approximately \$1,537,844 in liquid assets. The total Association operating income for the month of May was \$290,922 and was better than the budget by \$20,275. In house collections contributed approximately \$33,270 to the total income in May. The total payroll expense for the entire association was \$20,108, better than the budget for the month. The Association budgeted for a net loss for the month of May but because of the continuous efforts of the entire Board and staff, the POA outperformed the budget for the month, resulting in a net income of \$44,373.

- **Deed Violations Report:**

Brad Burkeen reported there were 23 new violations, 9 at legal or Public Nuisance and 43 open violations. The most common violations involve home maintenance issues, including overgrown yards, roofs, and gutters in need of cleaning. Properties also need to be power washed. The abatement process continues to be in progress from the county.

Reminder that residents are responsible for maintaining their curb edge.

- **Greens / Recreation Committee Report:**

Trustee Jo Matthew reported the committee met and reviewed the volunteer list and selected Maja Linderman and Harold Gates to the 2026-27 committee. Mark Evans was elected Chairperson and Cassie Mebe elected secretary. Discussion was held concerning the golf carts that are parking under the patio cover and requested signage be posted and the rule concerning “no parking” be enforced. Additional chairs and loungers are needed at the pool, and a recommendation will be made. Handicap cart rules were discussed with modifications recommended to the current handicap form. Golfers will be required to update their handicap form on an annual basis. This will also be a recommendation to the Board of Trustees.

- **Roads/ Maintenance Committee Report: No meeting**

- **Country Club Committee Report:**

Trustee Susan Keel reported the committee reviewed the volunteer list and selected David Whiteman and Irma Wells to the 2026-27 committee. Copies of the Committee Guidelines were distributed, and all present signed the confidentiality form. Next meeting will be July 15.

- **Strategic Planning Committee** Chairperson Ron Auvenshine reported that the Board of Trustees was presented with the results of the latest survey, which was sanctioned by the POA following the Townhall meeting. Also, the committee will continue to work with the Board as to how to market Westwood Shores internally and externally. Work continues on trying to scrub incorrect emails and make corrections.

It is especially important that the POA office has all property owners correct emails. If you have not received Eblast information or did not receive the latest survey, please contact the POA office and update your information.

- **Neighborhood Watch Committee Report:**

Trustee Susan Keel reported the committee met and welcomed Lori Nelson, David Whiteman, and Irma Wells to the 2026-27 committee. Brenda Krietzer volunteered to be the chair, and Lori Nelson will serve as secretary. Neighborhood Watch captains will be in the community knocking on doors and trying to secure emergency contact information. Please help them obtain this information for emergency situations. Next meeting will be August 10.

- **Civic Association Report:**

Karen Matuszewski reported the following highlights:

- June 18th was a Fiesta Civic Dinner. Attendees had fajitas and the fixings.
- July 3rd is the Roll Parade. Line up is 6:30pm in front of the Clubhouse. Parade will begin at 7:00pm. *This will be the 10th anniversary of our parade.*
- July 3rd America 250th Birthday Cake will be handed out when food is served.
- July 16th will be an Italian Dinner. Check WS Connections and Facebook for cost, menu, and RSVP deadline.
- Civic will be holding an Art silent auction. Proceeds from the auction will be kept and used for art in the lobby once the Clubhouse renovations are finished.

- **Communications Committee Report:**

Trustee Deta Rogillio reported WS Connections upgraded the system, streamlined access points, and updated important numbers/contacts to new year changes.

- **Items for Ratification:**

1. A motion was approved to replace the clubhouse upstairs air conditioning coils in the main unit for a cost of \$7,500. *Approved via email vote.*

- **Items for Consideration:**

1. ACC recommended the following properties for future consolidation.
03-07-33,34 & 35 *Approved*
03-59-08 & 09 *Approved*
12-01-39,40 & 41 *Approved*
2. Budget Committee Recommendations:
 - Recommended investing up to \$250,000.00 into Jumbo CD's with First National Bank of Trinity. 10 CDs for \$25,000.00 each. *Approved*
 - Recommended investing up to \$250,000.00 into CD's or CDARS with Alliance Bank. 10 CD'S at \$25,000.00 each. *Approved*
 - Recommended securing a vendor to do a trial run on vegetation removal from one or more of the inland lakes in Westwood Shores. *The cost was Approved up to \$7,000 for 2 pieces of equipment providing the work.*

The vendor will be in Westwood Shores on June 30th to do a test run on the inland lakes.

- Recommended approving a proposal from Diversified Pier & Bell LLC to begin initial steps to mitigate flooding on Westwood Lake. The cost will be \$18,700.00. *Approved and work should begin the week of July 6th.*
- Recommended replacing the sliding doors at the Access Control and replacing the defective and damaged windows in the clubhouse up to \$9,500.00. *Approved pending receipt of 3 bids.*

3. Greens/Recreation Committee Recommendation:

- Recommends the POA to purchase additional loungers, chairs, and small tables for the pool area up to \$7,000.00 *Approved.*
- Recommends the following changes to the Golf Handicap Requirement Form and changes to be added to the Country Club Rules.

I, _____, understand that upon approval of this request, I shall purchase a golf cart disability flag from the Pro Shop and will fly it on my cart whenever I park my golf cart.

Cart Parking Rules

- I must park no closer than 25 feet from the green on the approach side only.
- Players are not allowed to drive around the greens.
- On par 3's, carts must stay on the cart path."
- On "cart path only" days, all golfers will stay on cart paths.

If I am not flying the disability flag on my golf cart, I understand that I shall **not** be granted an exemption and I shall park my golf cart no closer than 50 feet from the green.

This form will be updated annually. *Approved*

- **Owners' Questions and Comments:**

1. A property owner expressed concern about aggressive dogs running wild in the community. The Sheriff's office has been contacted, and constable is working to seize the dogs. *WS POA can and will issue a deed violation if pictures/videos are provided to prove ownership of dogs. Strongly suggest contacting the County on loose dogs. Also suggest attending Commissioner's Court to voice your concerns.*
2. A property owner requested improvements be made to the Putt Putt golf course. *POA is collaborating with a resident that has volunteered to make improvements.*
3. A property owner shared information that a TRA water line runs in the area behind the spillway on Westwood Lake. *POA will contact TRA for location of this line.*

4. A property owner said a tree had fallen onto the street. The tree and limbs were removed from the street; however, debris is still present and needs to be removed. *Work order will be created for removal.*
5. A property owner voiced concern over ditches that need to be dug, and culverts cleaned out in her area. Concerned ditches were not draining. *POA will look into this.*
6. A property owner asked how POA would know the clubhouse window replacements would be warranted since the previous job's contractor has gone out of business. *A reputable vendor has been secured, and they will warranty the window and the labor. The company has been in business for over 10 years.*
7. A property owner asked if vaping is allowed and if not, could POA put up signage stating that. *No, vaping or smoking is not allowed anywhere on POA common areas (unless designated) and signage will be purchased.*
8. A property owner requested the POA to consider securing a liquor license for the 19th Hole. *POA will get cost for this and discuss further.*
9. A property owner commented that they appreciated the Budget Summary but did not understand how to read the budget. *A Board Trustee gave an explanation and offered to spend time with them to help answer any questions.*

Next Board meeting will be July 27 ,2026