

Highlights of the POA Board Meeting September 28, 2026
“Reimagining Together”

- **Property Owner questions may be found at the end of the Board *Highlights*.**
- **The following announcements were made:**
 - Employee of the Month – Lena Ewart, Access Control
 - MUD Candidate Forums to be held October 10th @ 10:00am and October 15th @ 5:30pm.
 - Beautification Buddies announced they raised \$5,828 from the Rummage Sale and thanked everyone who donated items.

Reports:

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

Trustee Deta Rogillio announced the Access Control monthly statistics are as follows: 102 new names have been entered into the gate system for the year 2026. The total number of individual names entered is 2,089 and total number of tags entered is 4,429.

As of September 19, Access Control logged in 2,581 guests for the POA, 1,426 contractors, 111 guests to Marina Village and 362 guests to the Club House. For the year 2026, 38,849 guests have been checked in for the POA, 18,601 contractors, 2,078 Marina Village guests and 6,091 guests for the club. A total of 65,923 guests has been checked in so far this year. 3,168 guests have been called in for this year.

- **ACC Report:**

ACC Chairperson George Gallagher reported that for the month of September the following applications were approved: 4 improvements; 1 propane tank, 1 fence and there was 1 denial. YTD – 19 fences, 9 new homes, 21 improvements, 7 propane tanks, 2 storage buildings, 4 consolidations, equipment screening 1 and 1 denial.

The committee completed their review of the ACC Policy for recommended changes to the Board.

- **Maintenance Report:**

Supervisor Chris Williams reported the summer mowing and weed eating continues, however it is beginning to slow down. Installed new shelves in the POA office, removed cart path from hole #1, 17 & 18 for new cart path install, replaced toilet in access control bathroom, filled in the erosion on Westwood Dr. East and fixed the issue with the drain box. The ceiling in the clubhouse dining room was repaired along with moving of the vents. Finished the repair on the hayfield mowing tractor and mowing has resumed. Four trees were removed from POA property and cleaned up damaged ditch lines on Lakeside and Westwood Dr. East. Currently Morningside and Stones Edge are scheduled to start this week. Work was done on Greenway

and Pinnacle loop to clear out walking paths. This was a test run to see how the equipment worked and to move forward or not with walking paths and clearing out areas.

- **Budget Report:**

Christopher Hinshaw, our financial manager, reported that the Association ended August 2026 with approximately \$1,305,807 in liquid assets. The total Association operating income for the month of August was \$296,726 and was better than the budget by \$43,147. In-house collections contributed approximately \$112,012 to the total income in August. The total operating expense for August was \$324,526 and was over the budget by \$10,974. The total payroll expense for the entire association was \$9,974, under the budget for the month. The Association budgeted for a net loss for the month of August, however the Association did better than the expected loss of \$32,173. Year to Date the Association expected to have a budgeted net income of \$686,502; however, the Association was over that budgeted amount by \$492,203.

- **Deed Violations Report:**

Christina Rowe reported that due to illness, a limited Deed Violation assessment was performed. There were 7 accounts at legal, 21 new violations and 34 open violations.

Reminder: There is a limit of vehicles and trailers that may now be stored on lots per the updated POA Policy.

- **Greens / Recreation Committee Report – did not meet.**
- **Country Club Committee Report – did not meet.**
- **Maintenance and Roads Committee:**

Chairperson Lori Nelson reported that extra attention needs to be given to Coach Village as there is a fire safety issue with all the downed trees and underbrush. Ask that POA properties be cleaned up in Coach Village to help with aesthetics. The committee zone reports were submitted to the Board.

- **Strategic Planning Committee – did not meet.**
- **Neighborhood Watch Committee – did not meet.**
Neighborhood Night Out will be November 7 from 5 p.m. – 7 p.m.
- **Communications Committee – did not meet.**
- **Civic Association Report:**

The following highlights were reported:

- Purchased tables and chairs for the patio at a cost of \$3,944.00.
- Donated \$500 for sponsorship of Hole 11 for the new renovated Putt Putt course.
- September 15 was the annual chili cook off and bakery donation. Bakery donations and auctions netted \$567.00.
- October 24 is the Scarecrow Scavenger Hunt.
- October 31 is Trick or Treat on the patio.

There will be a nominating committee for new Board positions this year. If interested in serving on the nominating committee, contact Karen Matuszewski at 281-546-2831.

Items for Ratification: (motions made via email) None.

Items for Consideration:

1. Consideration and action regarding development of improved billing, assessments receivable, and delinquency reporting metrics for periodic presentation to the Board.
Not Approved
2. Consideration to approve the Communication Policy - *Approved*

The following questions and or comments were in the POA meeting:

1. A resident inquired when abandoned property would be mowed by their house. –
Lot is scheduled to be mowed.
2. A resident asked what the POA could do to address abandoned properties in Coach Village. *The process for submitting properties to the Commissioners Court for abatement was explained. The POA is awaiting the Court's approval before demolition can proceed.*
3. A resident voiced concern over our Westwood Shores corporate identity for advertising and retail merchandise. *Board suggested recommendations need to come from Marketing Committee to address the issue.*
4. A resident suggested POA needs to monitor the fiber optics installation and suggested the green boxes above ground need to be removed by the company. *POA staff will contact the companies and inquire if boxes can be removed and check with Association attorney for further steps.*
5. A resident shared concern about the number of trailers and vehicles that are parked on lots. Property owners are out of compliance. *POA will be more diligent in enforcing this new restriction.*
6. A resident asked if staff members get proper training when new equipment is purchased or leased. *Yes, training is provided.*
7. A resident voiced concern that the 2024 Audit is not complete. Board has received the final draft and is reviewing. *Completion should be any day.*
8. A resident shared concerns over drainage on the north side of Lakeside. *Ditch was dug out but Maintenance will look at it again.*
9. A resident asked what will happen to the old POA building by the Marina. *No decision has been made at this time; however, the building demolition would be necessary to build any new project that the community is requesting. This expense will have to be budgeted.*

Next Board meeting will be October 26, 2026