

**Highlights from the POA Board Meeting January 29, 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 – Annette Carter, 19<sup>th</sup> Hole Bar & Grill
  - Trustee Susan Keel thanked the Access Control staff for their work during the cold weekend.

**Reports:**

- **Constable Report:**

Constable Mark Cole reported 17 does, 5 spikes and 1 buck were harvested during season. Overall, the harvest was not good due to the abundance of acorns this year. He also reminded everyone to get out and vote.

- **Access Control:**

Trustee Deta Rogillio announced the Access Control monthly statistics as of December 13 are: Access Control logged in 1,729 vehicles for the POA, 1,006 contractors, 37 guests to Marina Village and 227 guests to the Club House. For the year 2025, there have been 54,071 individuals checked in for the POA, 22,318 contractors, 2,453 for Marina Village, and 7,700 for the Club House. 5,143 guests have been called in for the year. Total check in year to date is 86,542.

As of December 31, 2025, Access Control logged in 4,134 vehicles for the POA, 2,171 contractors, 145 guests to Marina Village and 604 guests to the Club House. For the year 2025, there have been 56,476 individuals checked in for the POA, 23,483 contractors, 2,561 for Marina Village, and 8,077 for the Club House. 5,360 guests have been called in for the year. Total check-in year to date is 90,597.

As of January 18, 2026, Access Control has logged in 2,335 guests for the POA, 1,238 contractors, 85 visitors to Marina Village and 326 guests to the club.

2026 Window Stickers will be issued on February 14<sup>th</sup> and February 21<sup>st</sup> from 8:00 – 5:00 in the country club parking lot. If you are a homeowner with rental property within Westwood Shores please make sure our Tenant lease has been updated so they will not have trouble getting through the gate.

***Thanks to everyone for continuing to call in their guests. Also, thanks to everyone that has signed into Gate Sentry as we now have 72% of property owners using it.***

- **ACC Report:**

Dahl Hansen reported 5 new homes were built in 2025. For the month of December 2025, there were 2 additions/improvements, 1 pool and 1 double wide brought in.

For the month of January 2026, there were 3 additions/improvements, 1 fence, 2 consolidations and 1 propane tank.

- **Maintenance Report:**

Supervisor Chris Williams reported the trees at the entrance had all been trimmed and cut back. The maintenance barn was repainted along with the curb stops around the POA office. The fish cleaning station at the marina has been rebuilt and the spraying system is back up and running. There has been a large push to clean up overgrown mowing lanes along with cutting back brush around fire hydrants. Replaced and/or repaired traffic street signs and replaced lights at the Westside mailboxes. A culvert on Dawns Edge was replaced, and work is scheduled to do the work on Meadow Lake. A successful burn was completed at the vegetation drop off area. Another burn will be held soon.

- **Budget Report:**

Christopher Hinshaw, our financial manager, reported the Association ended December 2025 with approximately \$2,347,743 in liquid assets. The total Association operating income for the month of December was \$248,477.47 and was better than the budget by \$19,647.17. Our total operating expense was \$338,278.57 and was \$116,466.68 better than the expense budget for the month. The total net income for the month of December was \$136,113.85 better than the budget. The net year to date income is \$435,418.18 better than the budget. Access Control was under its total expense budget by \$1297.90. Access Control payroll was over budget by \$4596.37 due to 3 pay periods in the month of December but under budget for the year by \$6165.17. Administration was under its total expense budget by \$70,695.71 for the month and under budget for the year by \$159,364.07. Admin payroll was over budget by \$7516.85 for the month and under budget for the year by \$14,646.45. The 19th Hole Bar and Grill performance for December is \$2040.96 better than the budget including payroll and is \$86,612.63 better than the budget for the year. The Pro-Shop and golf course performance was better than its budget including payroll by \$30,052.50 and is \$235,377.77 better than its budget year to date. The capital expense numbers have been removed from the line-item totals to provide a clean look at the Pro-Shop and golf course performance for the month and year to date. Total payroll expense for the entire Association was worse than budget for the month of December by \$23,929.16 due to 3 pay periods in the month but is better than the year-to-date budget by \$136,161.57. The overall financial performance for the month of December was very good, and the year-to date performance continues to be strong as well.

- **Deed Violations Report:**

15 corrected, 32 new violations, 9 at legal or Public Nuisance and 50 open violations  
***Common violations are tattered flags, lawn equipment left out on property and building debris left around house.***

- **Greens Committee Report:**

No meeting.

- **Roads Committee Report:**

No meeting.

- **Country Club Committee Report:**

Trustee Susan Keel reported new menus are now being used in the 19<sup>th</sup> Hole. Hours of operation were reviewed and changes will be recommended. \$38,324 has been raised by the Ad Hoc Committee for the “Reimagine Campaign”.

- **Strategic Planning Committee Report:**

Trustee Ron Auvenshine asked everyone to hold the date, February 7 for a Q & A meeting to discuss the planning of the 2 new committees, Marketing and Financial Advisory, which are being set up by the Strategic Planning committee. The meeting will be held at the club house 10:00 – 12:00. Also, if you have any interest in being considered for either committee, please attend.

- **Neighborhood Watch Committee Report:**

Trustee Cheryl Savage reported that a report will be given to each Zone Captain showing who is still missing emergency contacts. Discussion concerning the Christmas food drive and the golf cart parade was held and determined successful and hopes to continue both for 2026. It was noted the date had not been selected by the committee for the Neighborhood Night out yet, but the Liaison will recommend to the Committee that it be done at the next scheduled meeting.

- **Maintenance Committee Report:**

Trustee Ron Auvenshine reported that a request was made to add a right-hand turn lane on Hwy 356 into Westwood Shores but the process for this will have to be researched. Street and traffic signage need attention throughout the subdivision. Several broken lights on buildings were noted. Leaning trees and brush removal areas were identified. Removal of cement is needed in the overflow parking lot. It was noted the front entrance looks very nice and continued improvement in overall maintenance has occurred.

**Communications Committee Report:**

Trustee Deta Rogillio reported that the committee continues to work to make people aware of WS Connections and how to use this POA communication piece. Micro lessons continue to be developed to help property owners. They have verified 1,444 verified emails and there have been 66.6% unique openings, which is very good.

- **Items for Ratification:** None

- **Items for Consideration:**

**Budget Committee**

1. *To accept the bid from Renovate Now for the remodeling of the second-floor office area of the Club House. **Approved***

2. To pay off the existing Country Club and Golf Course loan at First National Bank of Trinity. Upon payment there will be no outstanding liens on any of the property owned by the WS Property Owners Association. **Approved**

#### **Country Club Committee:**

1. To work with an office space designer/architect to create a master plan for renovations of the Country Club prior to any construction beginning. **Not Approved**  
Consideration will be given later when the downstairs of the club house will be remodeled.
2. To have the 19<sup>th</sup> Hole Summer/Winter hours match Daylight savings dates. **Approved**
3. To have the 19<sup>th</sup> Hole Summer/Winter hours as follows: **Tabled for further discussion and data.**

#### **Winter Hours:**

Tues/Wed/Thurs/Sun Bar 7:00AM-6:30PM Grill 9:00AM-5:30PM  
Fri/Sat Bar 8:00AM-8:00PM Grill 9:00AM-7:00PM

#### **Summer Hours:**

Tues/Wed/Thurs/Sun Bar 7:00AM-7:00PM Grill 9:00AM-6:30PM  
Fri/Sat Bar 8:00AM-9:00PM Grill 9:00AM-8:00PM

#### **Neighborhood Watch Committee:**

1. To request \$1,000 to be budgeted for various projects in 2026 per Board approval on each project. **Approved**

#### **Communication Committee:**

1. To request the expenditure of \$450 for a 3" X 3" magnet to help promote WS Connections to be given to property owners. **Approved**

#### **General POA**

##### **To accept the POA Policy Manual Changes as Follows:**

1. Clarified Section 1.02 a. Fishing and Boating rules to read: Boats with gasoline motors of five-horsepower or less are permitted only on Westwood Lake. No boat with a larger motor is allowed. Trailered boats may be put in Horseshoe, West, and Westwood Lakes at locations designated by management.
2. Deleted in same section 1.02 l.: No firearms will be permitted on or around the inland lakes at any time.
3. Added in same section 1.02 new l.: No fishing on golf course side of lakes is allowed during golf course hours.
4. Deleted in Section 1.03 Marina Rules f.: Neither fueling nor exchanging of fuel from one container to another shall be permitted in the stalls.
5. Deleted in same section 1.03 g.: No firearms shall be loaded, unloaded, or carried loaded in the marina area.;
6. Deleted Section 3.02 2. Procedure for Consolidation of Lot(s): The plan approved by the ACC is then submitted to the POA for "conditional" lot consolidation approval at the next POA Board meeting. Should the ACC have some questions

about plan compliance with lot consolidation policy or wish to propose an exception (as may be done for a variance), the plan may be submitted to the POA with “conditional ACC approval.” After review, the POA Board will approve or deny the proposed plan for lot consolidation.

7. Changed same section to read that: The consolidation application and completed structure are reviewed by the ACC and POA Management. If the application and completed structure meet the above criteria, POA Management will recommend to the POA Board of Trustees approval for the deletion of Assessments;
8. Added to same section: The POA Board of Trustees will review the lot consolidation recommendation at the next scheduled POA Board Meeting.;
9. Changed Section 4.07 Exhibit 8 - Cure or Abatement Fee Schedules 1. a. and b. to: Mowing, Weed eating, or General Lawn Maintenance house on 1 Lot \$150 Hose on 2 Lots \$200;
10. Changed same section 3.a. to read: Dead Tree Removal \$100 in addition to any contractor/Association costs incurred;
11. Changed title of Article 16 to read: VEHICLES/Trailers Stored on Lots;
12. Added to same section: Only vehicles/trailers that are licensed to drive on-road and with a current vehicle registration through the State of Texas are allowed (excluding golf carts). The maximum number of vehicles/trailers that may be parked on a pad or lot is two (2).
13. Changed Section 20.01 Abandoned and Junk Vehicles defined as: A junk vehicle is one that is inoperable and does not have a current vehicle registration through the State of Texas;
14. Added to Section 22.01 Commercial Use: No commercial use, trade or business may be conducted in or from any Residence, Lot or property, except such use within a residence where (a) the business activity does not exceed the municipal occupancy; (c) the business does not generate on-street parking or significant traffic; (d) the business does not cause substantial noise;
15. Changed Article 23 Garbage Policy to read: Property owners must obtain/use a hinged-lid garbage can ... and if 2 or more garbage cans are needed the garbage cans should be obtained/used.;
16. Changed Article 26 Controlled Access Entry/Exit Rules to: guests/vendors/contractors allowed access through the access program provided by the POA;
17. Added to same section 26.8 RFID/E-tag Deactivation: Delinquency on annual maintenance or recreation fees or any other fee will result in the deactivation;
18. Added to Article 27 Facility Use Policy/County Club General Rules: Swimming pool and fitness center sign-in may be processed through electronic application.;
19. Pool and Fitness Center changes already reviewed;
20. Added to Article 30 Unacceptable Behavior 30.01 Definitions: Harassment includes repeated unwanted communications, threats, slurs, or behavior that would make a reasonable person feel intimidated or demeaned. Abuse includes verbal insults, use of profanity toward others, yelling in a threatening manner, or physical acts such as throwing objects. Aggressive behavior includes physical intimidation (e.g.,

stepping aggressively into someone's personal space), making physical threats, or unwanted physical contact such as pushing or grabbing. Association rule violations not dealing with deed restrictions are defined as unacceptable behavior. Examples include ignoring posted amenity hours, vandalizing common property, or repeated violations of facility use rules unrelated to deed restrictions.;

21. Added to Section 30.02 Actions Against Violators for Minor Violations 5.: Association management shall create a written record of the incident, for every minor violation. This record must include the date and time of the violation, a description of the conduct, the name of the reporting party (if applicable), and the action taken by management or the Board. These records shall be maintained in the Association's files to ensure consistent enforcement and to defend against claims of selective or arbitrary enforcement.
22. Changed Section 30.03 Actions Against Violators for Major Violations 3.: ... the POA BOT shall hold a meeting as soon as possible to shall hold a meeting within 5 days based on the ability of the POA BOT to get a quorum;
23. Added to same section 8.: Except in urgent safety circumstances requiring immediate action, the Association shall comply with the notice and hearing requirements of Texas Property Code Chapter 209 before imposing penalties, including suspension of amenities or ejection from common areas. If immediate action is required to protect the safety or well-being of the community, the Association shall document in writing the reasons for such action and provide written notice to the affected party as soon as reasonably possible, along with information on their right to request a hearing with the POA BOT.;
24. Added to Section 30.04 Appeals: All appeals shall include a scheduled hearing, with written notice of the date, time, and location provided to the property owner at least 10 days in advance as described in Article 4 of the POA Policy Manual.;
25. Added Article 31 Event Participate Policy: The purpose of this policy is to ensure that POA events and common areas remain welcoming, inclusive, and focused on community celebration. Association-sponsored activities are intended to bring neighbors together in a spirit of unity, not to serve as platforms for personal, political, or divisive expression. This policy is content-neutral and will be enforced in a fair and consistent manner. 31.01. Event Participation Standards: To maintain a positive and neighborly environment, the following rules apply to all Association-sponsored events, activities, and gatherings: 1. Prohibited Displays: Political signs, banners, flags, slogans, or campaign materials of any kind are not allowed except ninety (90) days before the date of the election to which it relates and not after the tenth (10<sup>th</sup>) day after the election date. Profane, vulgar, obscene, or otherwise offensive language or imagery. 2. Permitted Displays Decorations or attire celebrating the theme of the event (e.g., holiday, patriotic, seasonal, cultural). Personal or family expressions that are neutral and non-divisive. POA-approved displays, signage, or banners that promote the event itself. 31.02. Use of Golf Carts in Common Areas Golf carts operated in Association common areas are an extension of our community environment. To that end: 1. Signage Limitations Permanent political signs, decals, or banners on golf carts are prohibited while

operating in POA common areas. Temporary decorations in the spirit of Association-sponsored events (e.g., holiday parades, seasonal celebrations) are allowed with prior approval when designated by the POA. 2. Consistent Application These rules apply equally to all property owners, residents, and guests without regard to viewpoint, candidate, issue, or party affiliation. 31.03 Enforcement Event organizers and designated POA representatives are authorized to request removal of prohibited displays or materials. Participants who refuse to comply may be asked to leave the event or common area at the discretion of the POA BOT. Repeated or willful violations may result in further action under existing Association Rules and Regulations. 31.04. Commitment to Fairness This policy is not intended to suppress individual beliefs, but rather to ensure that POA-sponsored events and common spaces remain welcoming to all. By focusing on community celebration, we protect the inclusive spirit that benefits every resident. **Approved with the Change of Article 27 Facility Usage, to read All members of the groups are required to sign in ~~each month~~ at the beginning of the year.**

To accept the Fitness Center Rules and Regulations and Pool Rules as follows:

Fitness Center:

1. Changed from registering in the Pro Shop to “sign the Waiver of Liability on their initial visit to the Fitness Center annually;”
2. Deleted “a fee will be charged per guest;”
3. Added “no alcohol allowed within the Fitness Center;”
4. Added that equipment must be “turned off” prior to exiting;
5. Added “The Country Club is a smoke/VAPE-free facility.”
6. Deleted “hours of operation.”

Pool:

1. Changed to “Pool is opened from May THROUGH October, WEATHER PERMITTING;”
2. Deleted MVR showing proof of membership;
3. Deleted entry card allowing 20 free guests;
4. Changed swim wear rule to “To respect and maintain a family atmosphere, appropriate swimsuit attire must be worn, i.e., thongs and speedos are strictly prohibited. No cut offs allowed.”
5. Deleted rule of “no alcohol permitted in the pool area;”
6. Changed to “No public intoxication allowed in the pool area as defined by Texas public law;”
7. Deleted “No alcoholic beverages are allowed” in pool area;
8. Added “no food or drinks allowed within 4 feet of the pool”;
9. Added “Alcoholic beverages are only available through the 19<sup>th</sup> Hole. No one under the age of 21 will be allowed to consume alcohol.”;
10. Added “Smoking/VAPING is allowed in designated smoking areas and parking lots only;”
11. Deleted “No more than 10 guests are allowed with 1 WS Property Owner household or MVR member household at one time.”;

Added, "Personal music devices are not allowed."

**Approved**

To accept the proposed 2026 Westwood Shores POA Business Planning Calendar **Approved**

• **Owners' Questions and Comments:**

1. Resident asked if all property owners are allowed to come to the POA monthly meetings. *Yes*
2. Resident asked if the BOT would consider putting up 20mph speed limit signs in Coach Village. *The BOT will send this to the Roads Committee for discussion.*
3. Resident ask if new POA policy concerning "no vaping" includes ALL types of smoking. *Yes*
4. Resident asked if the lift going into the club house meets the law for fire escape. *This will be verified prior to installation.*
5. Resident asked when the Civic Association is going to share what they are going to spend their money on for the community. *It was explained the Civic Club is not part of the POA and the question would need to be directed to them.*
6. Resident asked if the BOT looked at other options for moving the POA staff other than to the club house, as she shared concerns civic club and others having space. *Several options were discussed and the BOT felt at this time this was the best financial option while still allowing groups to be in the club house. The timing for asking the groups that were using the upstairs for storage was also shared to clear up the misconception they had to move out at the last minute.*
7. Resident shared concern too many dogs were running loose and asked the POA to do more. *The POA follows our policies and fines property owners when proof of the violation is verified. The Sheriff's department or county animal control needs to be contacted in this situation as well as reported to the POA.*
8. Resident inquired about the future development and usage of the old POA office property. *At this time nothing has been determined and would have further property owners input prior to developing.*
9. Resident raised concern that there are POA properties that are not properly identified on the county Platt maps. *The POA properties have been confirmed with the county, and the Association is only paying taxes on POA property.*
10. Resident asked what the anticipated cost for the POA offices were going to be. *Estimated cost is approximately \$100,000.*
11. Resident announced the following:

Directory pictures will be taken again Sunday, February 8 at the club house 11:00 – 2:00.

Americans for Prosperity meeting will be held April 25th. This meeting will be for property tax discussion.

12. The Sheriff's breakfast will be held in Trinity February 19<sup>th</sup> from 7:30 – 9:30. The Westwood Shores POA will be sponsoring 2 breakfasts this year, March 12 and May 14.
13. Resident shared concern that the groups using the club house are getting moved out and will not be able to use the club house. *The moving of the POA staff upstairs to the club house will not affect current groups. Future remodeling and usage of the lower area would have community input prior to anything being done.*

***Next Board meeting will be February 23, 2026***