

WESTWOOD SHORES PROPERTY OWNERS' ASSOCIATION
MINUTES OF THE MEETING OF THE BOARD OF TRUSTEES HELD FEBRUARY 23, 2026
AT THE CLUBHOUSE, 100 WESTWOOD DRIVE, TRINITY, TX 75862 AT 9:00 AM

The meeting was duly noted in accordance with Texas Property Code 209.0051 via email and posting of the notice on the Website and on each mailbox within the subdivision on February 17, 2026.

In Attendance:

Deta Rogillio, President
Jo Matthew, Vice President
Ron Auvenshine, Secretary
Cheryl Savage, Trustee
Susan Keel, Trustee
Rick Renfro, Trustee
G.M. Cox, Trustee
27 Property Owners present
Bradley Burkeen – Community Manager
Christopher Hinshaw – Internal Financial Accountant
Christina Rowe – CSR ACC and Deed Restrictions
Chris Williams – Maintenance Supervisor

Absent :

Mark Cole – Constable

1) Call to Order

President Deta Rogillio called the meeting to order at 9:00 am and led the Pledge of Allegiance to the United States Flag, and Secretary Ron Auvenshine led a prayer.

2) Adoption of Agenda

a. The agenda was adopted with the removal of the neighborhood watch report, as there was no meeting.

3) Announcements

- a. Employee of the Month – Bailey Gresham – Pro Shop Staff.
- b. The Annual Meeting is scheduled for April 24, 2026, at 7 pm in the Club House. There are two ACC positions and two Board positions up for election. Please make sure that if you would like to run for any of those positions, your application must be turned in by 5 pm on March 4th, 2026.
- c. The POA is sponsoring two Sheriff's Breakfasts to help raise scholarship money, and the dates for those two breakfasts are March 12 and May 14.

4) Constable Report

a. No report as Constable Cole was absent.

5) Consideration of Minutes

a. The minutes of the following meeting were reviewed and approved, as submitted, by a unanimous vote:
January 29th, 2026.

6) Reports

a. **Access Control**

- i) President Deta Rogillio announced the Access Control monthly statistics as of February 16 are: Access Control logged in 1,914 vehicles for the POA, 1,047 contractors, 71 guests to Marina Village, and 399 guests to the Club House. For the year 2026, 5,925 guests have been checked in for the POA, 3,165 contractors, 202 Marina Village guests, and 863 guests for the club. A total of 10,155 guests have been checked in so far this year. 491 guests have been called in for this year.
 - ii) Gate Sentry is up to 73% usage by our property owners.
 - iii) If you did not get your window sticker previously, you may stop by the Access Control Gate house and get yours. Due to only having one staff member working until 9:00 am and one working after 5:00 pm, you may be asked to come back if the employee is busy. Everyone using the tag lane needs a sticker on their vehicle.
 - b. **Architectural Control Committee**
The minutes from the February 9, 2026, meeting were attached for the Board of Trustees to review. ACC reported for February 2026, there were 2 additions/improvements, 2 propane tanks, and 1 fence approved.
 - c. **Maintenance Report**
Supervisors' report and updates were attached for board review.
Maintenance Supervisor Chris Williams reported the fence on 356 was replaced, continued working on cleaning up mowing lanes, worked on straightening up street signs and finished painting the curbs at the POA office. There was a cleanup around the clubhouse and the tennis courts. Ditches continue to be cleaned out and working on clogged culverts. Cleaned up and reorganized around the maintenance shop to make room for new equipment.
 - d. **Budget Workshop: Financials**
January 31, 2026, Financials and workshop notes from February 17, 2026, workshop were attached for Board review. Christopher Hinshaw, our financial manager, reported that the Association ended January 2026 with approximately \$1,426,146 in liquid assets. The total Association operating income for the month of January was \$1,832,886 and was less than the budget by \$149,264. Our total operating expense was \$575,931, and was \$38,104 better than the expense budget for the month. The total net income for the month of January was \$1,256,955 and was worse than the budget by \$111,160. Total payroll expense for the entire association was better than the budget by \$17,854 for the month of January.
 - e. **Delinquent Account Report**
None.
 - f. **Deed Violations and Inspection Visits**
The violation report was attached for Board Review.
There were 24 corrected, 8 new violations, 9 at legal or Public Nuisance, and 37 open violations.
 - g. **Country Club Committee**
No Meeting.
 - h. **Greens/Golf Committee Report**
No Meeting.
 - i. **Streets and Roads Committee**
No Meeting.
 - j. **Strategic Planning Committee**
Trustee Ron Auvenshine reported that the structure for both the marketing and financial committees has been approved by the BOT. Review of potential applicants has begun, and a process for increasing the accuracy of property owners' email addresses is being worked on.
 - k. **Maintenance Committee**
No Meeting.
 - l. **Neighborhood Watch Committee**
No Meeting.
 - m. **Communications Committee**
No Meeting.
- 7) **Ratification of Actions taken via Unanimous Written Consent**
- a. None.

8) Items for Consideration

- a. **Consideration and vote on levying fines on Owners who have violated or are violating the POA's documents.**
Following due discussion and upon motion duly made, seconded, and unanimously approved, the Board of Trustees agreed to levy fines on the owners who are in violation of the POA's documents.
See attached Appendix 8 a & b.
- b. **Consideration and vote on referring owners who have violated or are violating the POA's documents over to the Association's attorney to seek compliance with the governing documents through a lawsuit, if necessary.**
Following due discussion and upon motion duly made, seconded, and unanimously approved, the Board of Trustees agreed to refer the owners who are in violation of the POA's documents over to the Association's attorney to seek compliance with the governing documents through lawsuit, if necessary.
See attached Appendix 8 a & b.
- c. **Consideration and vote on referring owners who are delinquent in payment of Assessments or other charges to the POA over to the Association's attorney or small claims court to collect such past due payments through lawsuit and foreclosure, if necessary.**
None.
- d. **Consideration and vote on recommendations from the Architectural Control Committee.**
None.
- e. **Review and vote on recommendations from the Budget Workshop.**
Following due discussion and upon motion duly made, seconded, and unanimously approved the Board of Trustees agreed to:
 - i) Accept Canady & Canady contract for the 2025 Tax Filing, and to sign the engagement letter.
 - ii) Purchase the Galaxy lift standard basket size of 54.25x54.25 to be installed for easier access to the upstairs offices for approximately \$13,000.
- f. **Review and vote on recommendations from the Country Club Committee**
None.
- g. **Review and vote on recommendations from the Greens/Golf Committee.**
None.
- h. **Review and vote on recommendations from the Streets and Roads Committee.**
None.
- i. **Review and vote on recommendations from the Strategic Planning Committee.**
None.
- j. **Review and vote on recommendations from the Maintenance Committee.**
None.
- k. **Review and vote on recommendations from the Neighborhood Watch Committee.**
None.
- l. **Review and vote on recommendations from the Communications Committee.**
None.
- m. **Consideration and vote on Policy Manual and Governing Document Changes.**
Following due discussion and upon motion duly made, seconded, and unanimously approved the Board of Trustees agreed to:
 - i) Approve the Seventh Consolidated, Restated and Amended Bylaws of Westwood Shores Property Owners' Association as follows:
Article VII: Section 5: Indemnity of Trustees and Officers (a) Subject to the exceptions and limitations contained in Section ~~IX-5B~~ VII.5b (this was a typo error)
- n. **Consideration and vote on request to install a Blessing Box.**
Following due discussion and upon motion duly made, seconded, and majority approved with one abstaining from vote, the Board of Trustees approved the request to allow the installation a Blessing Box at the Club House Location to be maintained and stocked by Neighbors helping Neighbors and other volunteers.

9) Owner Questions:

Please see the attached list of owner questions and answers at the end of the minutes.

10. Executive Session

The Board of Trustees reviewed all reports from the attorney on all collection and deed restriction issues, and management staff concerning employee-related issues and any contract issues.

11. Reconvene Open Session

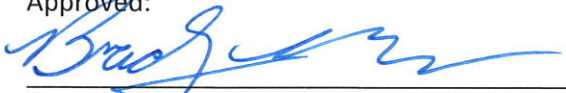
None

12. Next Meeting Date

The next regularly scheduled Board meeting will be held at the Clubhouse on Monday, March 23, 2026, at 9:00 am.

13. Adjournment – 11:48 am

Approved:



Date: 3/23/2026

Recording Agent,



Date: 3/23/2026

Chairperson

Owner's Questions

February 23, 2026

1. A property owner had requested consolidation of lots and was denied due to it being another outbuilding. The property owner stated that, in his opinion, the garage did not fit the definition of an outbuilding.
2. A property owner inquired when the 2024 Audit will be ready. *Canady & Canady had just contacted the financial manager to inform him that we should have the audit report at any time.*
3. A property owner inquired again about the property in Marina Village and whether we were paying taxes on the property. *The Association is not paying taxes and noted that the TCAD plats are not necessarily correct.*
4. A property owner complained about the dogs running loose and requested that the POA do something about it. *The POA does everything it can legally to assist in the situation. Residents need to take a picture of the dog(s) running and confirm where the dog(s) live, contact the Sheriff's Office, and then send both into the POA office for the POA to be able to address the issue.*
5. A property owner shared their concern about the abandoned homes in Coach Village, as well as the trash and debris lying around, and the fire hazard it creates. *The abatement process the Association*

must go through was explained, and mentioned the fact that the county has lost the previous paperwork three different times. President Deta Rogillio stated she will personally take the paperwork to the county. It was also suggested that any property owner can go to a commissioner's court and voice their concern.

6. A property owner asked for clarity on the changed POA policy rule concerning multiple vehicles on lots. *There will be only 2 vehicles (including boats and trailers) allowed to park on a vacant lot. There will not be a "legacy" situation for this going forward.*
7. A property owner asked if the upstairs renovation of the clubhouse still falls within the \$100,000 projection. *Yes*
Also asked if there must be a fire escape provided. *No*
8. A property owner inquired whether there will be an opportunity for the community to offer input for future changes to the clubhouse. *Yes, this will be done through surveys and town hall meetings.*
9. A property owner suggested to the BOT that a list be compiled showing how many homes have been removed in Coach Village over the years and the amount of money the BOT has spent trying to improve Coach Village.
10. A property owner brought to the attention of the Board that the US Flag was touching the floor in the dining area and should be hung appropriately. *This was taken care of before the end of the meeting.*
11. A property owner voiced their frustration in trying to remember their password and how WS Connection works. Ask if there is anything that can be done. *WS Connection is the official POA communication and encourages property owners to take time to learn how to use it. You can access the site as a guest without using a password. If you need assistance, communication committee members are ready to help anyone if you lose your password or just need help understanding how it works.*

Property owner questions sent to poaboard@westwoodshorespoa.com are answered to the individual but will no longer be included in the minutes. Property owners with specific questions are encouraged to continue to use the email address and their questions will be answered by a member of the board.

Appendix 8 a & b

	Unit Name	Violation ID	Inspection Date	Rule	Violation Description
1		1,676	02/18/2026	MNT	Please remove the rain barrel, and come into the office and submit an ACC application for a proper one.
2		1,675	02/12/2026	Building without ACC Approval	You must come into the office and submit an ACC application for the dock you have built.
3		1,674	02/11/2026	MNT	Finish the work on this new build. It is past the dead line on this project. In the new policy you will have to resubmit the application again and pay the deposit.
4		1,672	02/10/2026	MNT	Maintain the homes at all times. Clean off the carport and remove the debris from the yard.
5		1,671	02/06/2026	Recreational Storage	Remove the trailer from the front yard, and place the trailer behind the front setback line of the home.
6		1,670	02/06/2026	MNT	Please maintain the yard and home at all times. Remove all the trash from the yard.
7		1,666	01/22/2026	MNT	Please remove all the trash from the side of the home.

Appendix 8c