

# WTHOA MEETING MINUTES

Quarterly Meeting: 1<sup>st</sup> Quarter 2023

Zoom Meeting

**Date:** 1/30/2023

**Time:** Called to order at 6:33PM

**Facilitator:** President, Deborah Winters Chaney, followed by Pat Garner Accountant

## IN ATTENDANCE

Deborah Winters Chaney, Pat Garner, Justin Boone, Weston Ray, John Y'Barro, Cathi Wise, Erica Torres, and about 25 homeowner participants

## APPROVAL OF MINUTES

The minutes from the previous meeting were sent out from Cathi Wise by email and pending approval.

## ANNOUNCEMENTS

The Board was introduced, and announcements were requested. No new announcements.

## REVIEW OF 2022 FINANCIALS AND 2023 PROJECTIONS

A. Financial Report – Pat reviewed the financial report from 2022.

a. Pat read the balance sheet as follows:

- i. As of December 31, 2022
- ii. Cash in Checking: \$25,958.56
- iii. Cash in Savings: \$101,763.49

b. Pat reviewed the Profit and Loss Statement from Jan – December 2022 and the following most expensive line items in more detail.

- i. Total Expenses 2022 - \$134,791.87
- ii. Pool Contract - \$45, 563.74
- iii. Lawn Services - \$28,299.08

c. Questions –



i. A question was asked if there was a possibility of needing to increase dues due to inflation? Deborah and Pat said they believed we would need to have a two-thirds approval vote. Pat believed we should continue to monitor as the board but no need to raise the fees now and Weston Ray agreed.

ii. A question was asked about the significant increase due to legal fees? Pat responded it was from collections due to delinquent homeowners and also update documents with the fee added to home-owners bill during the fall off 2022. The HOA had to advance money to the attorney to pursue people. It's a timing difference, we shouldn't have any legal fees usually beyond management.

B. Maintenance Report: John Y'Barro reviewed the maintenance report from 2022 and plans for 2023.

This spring 2023 there is a need to get the water fountain at Castlewood Park fixed, it was troubleshooted and is still not working. John reported that the water fountain is about nine years old and may just need to be replaced. There was no freeze damage at the Castlewood Park. Some tree trimming this spring is needed due to neighbors of the park requesting this be done. There is also a rotted tree that needs to be removed. At the pool a ceiling fan broke and needs to be replaced. At the Pool, there was a pipe freeze and break below the Turn Off Valve. The City works was called to come out and turn off the water. We then contracted a plumber to replace the pipe and two valves. The city had to come in and repair a busted pipe. Thompsons weather treatment will be coated to the bench tables due to graffiti that needs to be removed. Also, the big security light that overhangs the kids pool was replaced. Could not hire our own electrician to replace light because it was on the telephone pole. Asked electricity company if we could put in a light pole at the other end of the pool but Texas New Mexico said they are not creating/installing any new security lights. We would have to install a pole ourselves. A member commented that light is good, but the issue might be the fence. Deborah mentioned possibly raising the height of the fence and mentioned the height of the fence is believed to be 7 feet. Flags were also replaced, pending the city of Friendswood Flag. Issues with main entrance at the natatorium where some lights were fixed. Replaced one pool pump in November 2022. Deborah discussed in April that the pest control company comes out and services the pool and park on Castlewood and does pest control from fire ants to spiders. The playground equipment will also get power washed toward the end of April. Discussed replacing the driveway at the Castlewood Park and has been an on-going discussion for about 2 years, to keep top of mind for repair needs for the fall 2023.

## ELECTION OF OFFICERS / NEED VOLUNTEERS

Deed Restrictions Committee Chair vacant – Deborah mentioned looking to recruit someone to lead the Deed Restrictions position. The identity is kept private. Pat mentioned Rhonda in the WHOA office is willing to show the ropes and do a test run of the responsibilities. Deborah commented that the committee doesn't react until there is a complaint with a photo, time stamp and date. First comes a friendly letter and these take care of about 95% of the issues.

A question was asked if the board needed any additional help (besides Deed Restrictions)? Deborah asked if there is a limit to a number of board members and Pat responded that the board limit he believes is five, however we could have additional committees added on-going and gave example of garage sale committees, event committees.

## COMMENTS/ QUESTIONS

Development on Castlewood - There was an open discussion with questions on the topic of the development upcoming on Castlewood. Ground has not broken yet and no one in attendance of this meeting had a timeline of the project start date. It was mentioned that the topic should be discussed

more on the WTHOA facebook page to keep neighbors informed and share information. It was encouraged by members to encourage more members to attend city hall events and events on discussions of the topic to get more information.

Pool Hour Extensions during the summer of 2022 - A question was asked by Lisa Norwood about the results of the extra hours added to the pool and whether it was a good investment or not? John Y'Barro commented that he believed opening early did work but during the end of the season, in September there was not a big turn-out. Pat commented it was \$12,500 more of an investment to extend the hours.

## ADJOURN

At 7:24pm Deborah had to exit out of the meeting early. The meeting was continued on by Pat Garner who had to exit early at around 7:52pm. The meeting was adjourned by Weston Ray and Cathi Wise 2<sup>nd</sup> the motion at around 7:56pm.

Added Note, update after the meeting adjourned: John Y'Barbo went to the pool and looked at the lifeguard daily log sheets and the Sign In Notebook.

Best count in parenthesis after each date.

May Numbers:

May 7<sup>th</sup> (82) & 8<sup>th</sup> (59)

May 14<sup>th</sup> (61) & 15<sup>th</sup> (74)

May 21<sup>st</sup> (41) & 22<sup>nd</sup> (15)

Memorial Day Weekend - May 28<sup>th</sup> (53), 29<sup>th</sup> (96+ Community Pool/Pizza/Snow Cone Party), & 30<sup>th</sup> (57)

September numbers were better than I thought but still a bit low:

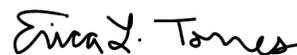
Labor Day weekend - September 3<sup>rd</sup> (12), 4<sup>th</sup> (24), & 5<sup>th</sup> (23)

September 10<sup>th</sup> (4) & 11<sup>th</sup> (20)

September 17<sup>th</sup> (4) & 18<sup>th</sup> (12)

September 24<sup>th</sup> (8) & 25<sup>th</sup> (7)

WTHOA Secretary



02/02/2023