

# WTHOA MEETING MINUTES

Quarterly Meeting: 2nd Quarter 2023

Zoom Meeting

**Date:** 5/15/2023

**Time:** Called to order at 6:38PM

**Facilitator:** President, Deborah Winters Chaney

## IN ATTENDANCE

Deborah Winters Chaney, Pat Garner, Justin Boone, Weston Ray, John Y'Barro, Cathi Wise, Erica Torres, Jim Gerland, Randy Hale and a few other homeowner participants

## OPENING – FINANCIALS FROM PAT GARNER

Pat Garner sent out the Balance Sheet Financials to everyone on the board that were to current May 12, 2023. There is \$71,867.87 in the checking account and all bills are paid. There was \$58,841.87 in Accounts Receivables, mostly from HOA dues, which is normal because they are billed in arrears. Late fees and interest don't get billed out until about June. Total assets are at \$232,978.23.

## NEW BUSINESS / CONCERNS FROM BOARD MEMBERS

Opening up of Castlewood /Thoroughfare– Deborah Winters Chaney discussed Land Behind Applewood Dr. is under contract again with Jerome Karam. Randy Hale discussed 40 acres behind Wilderness Trails neighborhood that the city bought two acres of it. Concerns were brought up of heavily increased traffic flow through the houses of our neighborhood positioned behind the Highschool on Castlewood. James Gerland mentioned he would go to the city to discuss solutions.

## OLD BUSINESS/ CONCERNS FROM BOARD MEMBERS

A. Garbage Pick-up – John Ybarro discussed that the trash has not been picked up on site of Castlewood Park or by Applewood Park and Pool in almost two years. The trash has been carried to a neighboring area that has residential pickup. Pat informed the board that the water bill was found to not include trash services. The board discussed and came to conclusion that the services may not be happening due to the HOA needing a commercial business account with the trash hauler as HOA's could be considered businesses with the Friendswood trash hauling company. Pat and Debora are going to further investigate the matter if a commercial account for the HOA needs to get set-up to start receiving trash services for the two parks.

B. Deed Restrictions Volunteers – Pat Garner reported there is still no volunteer to chair the Deed Restrictions. This position has been posted on the WTHOA website for some time now. The person would



remain anonymous. Debora Winters Chaney also commented how important this position is in the summertime as there are more frequent offenders of top 10 common issues. It was discussed that there is already a template for the notice of the most common violations, and we just need a few volunteers to walk through the neighborhood and report any violations over the summer by sending notices out. Once letter is sent the homeowner has 30 days to correct.

C. Garage Sale – Deborah brought up if we should plan a Fall neighborhood garage sale for 2023 and if we have a volunteer to lead it up. Erica Torres volunteered to lead up the Garage sale and put together a committee of volunteers and find these volunteers from the HOA Facebook page. Erica mentioned and it was agreed that the Garage sale would be a trial to see if there is a good turn-out and gauge if a Fall garage should continue to be put on every year as there was some low turn out in the past few years, but it could have been due to covid and other factors. Dates were brought up and October 7<sup>th</sup>, 2023, from 8am-1pm was discussed to be a good date and the finalized date will be announced in the next few weeks

D. Castlewood Playground and Applewood Pool & Park – John Ybarro discussed benches at were treated with a environmentally friendly weather seal. The broken ceiling fan at the pool was fixed. A tree at Castlewood Park is rotten and needs to be cut out. The faucet handles don't work at the Castlewood Park and the faucet handles and piston need to be fixed for around \$140.00 for parts. Deborah approved to have the work done and expenses to be reimbursed. The water fountain was reported to be broken for over a year. James Gerland mentioned he knows a handy man who can look at it.

E. Pool Hours/ Pool Opening Event – Pool will be open in May on weekends and special days it will be open is Friday May 26<sup>th</sup>, as well as Monday May 29<sup>th</sup> and Monday June 19<sup>th</sup>. All other Monday's the pool will be closed except for those two holidays. The pool opening event was discussed to happen on May 29<sup>th</sup>. It was brought up that the pizza truck would need to be called and the snow cone vendor. It was brought up that the board could pay a few of the community students to help put the event together. John Ybarro mentioned he would look at schedule to see if he could help head up the event.

## COMMENTS/ QUESTIONS

- A. WTHOA ORG email address is not working properly– During the meeting Daryl Voss brought up that he is not able to send emails to the WTHOA org email address for some time and if that could be investigated. Pat Garner and Erica Torres also mentioned issues with unsuccessfully getting emails sent to this email box. Concerns were if other homeowners were not getting their emails received to the community email box. Deborah discussed the issue will be brought up to Amy the web administrator for the HOA.
- B. Key to Pool and Castlewood Park mail out – Erica Torrs asked when the keys for the park and pool would no longer work, and the new keys would be needed? Pat Garner responded that the locks are changed for the Castlewood gated park and pool the Thursday before Memorial day and that keys are getting mailed out this week.

Pool Hour Extensions during the summer of 2022 - A questioned 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**

The meeting was adjourned by Deborah and Cathi Wise 2<sup>nd</sup> the motion at 7:52pm.