

WESTBOURNE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
TUESDAY, AUGUST 26, 2025
7:00 PM - OPEN SESSION
11023 NORTHPOINTE BLVD, STE C, TOMBALL TX 77375

AGENDA

OPEN SESSION

Homeowner comments must be held until Homeowner Open Forum only. Items not listed on the agenda cannot be decided upon until the next Board Meeting.

- I. Call to Order
- II. Roll Call of Board/Establish Quorum
- III. Approval of Minutes
 - a. May 20, 2025 Regular Board Meeting
 - b. June 7, 2025 Special Meeting
- IV. Presentation of Reports
 - a. Financial Report
 - b. Water Bill Report
- V. Business
 - a. For Information-Calendar Items
 - 1. Fall Garage Sale: October 25
 - 2. Christmas Lights & Decoration Contest: December 13
 - b. Proposal for Monthly Virtual Board Meetings & Zoom Subscription
 - c. Swimming Pool
 - 1. Pump outages/Splash pad: re-plumb system bid \$4,400.00
 - 2. Pool furniture
 - 3. Leaf bagger: \$26.26
 - 4. Ceiling fan: \$107.17
 - 5. Water bottles vs drinking fountain: \$54.66
 - 6. Status on repairs
 - d. Access to Courts
 - e. Lunder park playground equipment
 - f. Westbourne Park lights: \$170.00
 - g. Inventory
 - 1. Storage room: 6' tables; metal chairs; pop-up canopy; ice chest; extra water hose; various signs
 - 2. Landscaper: Christmas decorations
 - h. Insurance
 - 1. Statement of Values
 - 2. Terrorism Coverage
 - 3. Worker's Comp Audit: refund \$192.00

- 4. Loss Control audit
- i. Maintenance review
- j. Bank online access
- k. Contracts
 - 1. Landscaping renewal
 - 2. Review

VIII. Homeowner Open Forum

EXECUTIVE SESSION

- I. Review Restriction Actions
 - a. The Board will consider and vote on referring owners who have violated or are violating the Association's governing documents over to the attorney to seek compliance with the governing documents through lawsuit if necessary.
- II. Review Collection Actions
 - a. The Board will consider and vote on referring owners who are delinquent in the payment of assessments or other charges to the Association over to the attorney to collect such past due amounts through lawsuit and foreclosure if necessary.

III. Reconvene Open Session

IX. Board Votes on Presented Matters

- X. Adjourn
- Next meeting: October 7, 2025