

MINUTES FOR WESTBOURNE HOMEOWNERS ASSOCIATION, INC.  
REGULAR BOARD OF DIRECTORS MEETING  
TUESDAY, FEBRUARY 6, 2024

The meeting was called to order at 7:00 p.m. Board members in attendance were Gail Medina, Eileen Kuykendall, Janelle Bissell and Pat Toppenberg. SueAnne Wake was in attendance from Wake Property Management, Inc.

Minutes for the December meeting were previously approved and are posted on the website.

Announcements:

March 26, 2024: Annual Meeting at Willow Creek Elementary School - meeting begins at 7:00pm

April 27, 2024: Garage Sale

May 4, 2024: Pool Tag Distribution at the pool; 9:00am-12:00pm & 1:00-4:00pm; account needs to be paid in full to receive pool tags

The following matters were discussed as old business:

There are several outstanding issues at Lundar Park that need to be addressed:

Trash Can Liners: the new liners have been received and will be put out soon.

Damaged slide: the old slide has been removed; when they tried to install the new slide there were issues due to new safety guidelines; the playground company is trying to find options to complete the work.

Management is continuing to work on options and bids for the marquees.

The resurfacing of the courts is completed. One basketball rim and net still needs to be installed.

The following items were discussed as new business:

There was a discussion about the Christmas Lights & Decoration contest. Previously the contest was for Christmas lights but now the contest includes decorations and has been for many years. The Board felt it is time to establish rules and change the signs to reflect these changes.

The rules for the contest are: 1) Properties with lights and decorations will be considered, 2) Lights need to be turned on at dusk the day of judging and remain on so the judges can fully see the property and 3) Property needs to be in good standing with the Association to receive an award. The rules will be posted on the website. New signs will also be made reflecting the change.

The US flag, located at the south marge on North Eldridge, has been replaced.

Notices for the annual meeting will be sent out the beginning of March. There is one Board position up for election. Pool tags will be available for pickup if residents submit their application by March 23.

The splash pad rubber surface has been peeling away. Management will work on bids for repairing or replacing the surface.

The Open Session was closed and the Board of Directors went into Executive Session.

The Open Session was reconvened.

A motion was made to approve the contract for pool maintenance and management with Greater Houston Pool Management. The motion was seconded, voted on and approved.

A motion was made to transfer the 2023 excess funds of \$59,927.41 to the Reserve account. The motion was seconded, voted on and approved.

The meeting was adjourned until May 7, 2024.

*Janelle Bissell*  
Janelle Bissell, Secretary