

WESTBOURNE HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
TUESDAY, MAY 20, 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
- IV. New Board for 2025-26
  - a. Election Results
  - b. Code of Conduct
  - c. Responsibilities
  - d. Officers
- V. Presentation of Reports
  - a. Financial Report
  - b. Water Bill Report
  - b. Patrol Report
- VI. Review Decisions Made Between Board Meetings
  - a. Capital Maintenance Projects
    1. Wrought Iron Fence: \$1,960.00
    2. Trees @ pool park: \$1,350.00
    3. Repairs in pump room, chainlink fence, parking stops & pool structure: \$6,412.50
  - b. Landscape around pool: \$600.00
  - c. Change credit card gateway companies
  - d. Playground mulch: \$6,550.00
  - e. Safety Issues at Playgrounds: \$780.00
    1. Beaverdell Park - broken step
    2. Lundar Park - climbing rope post broke
- VII. Business
  - a. Annual Meeting Review
  - b. Swimming Pool
    1. HCPH Inspection: \$131.25
    2. Splash pad

3. Pool furniture
4. Pool tags
  - A. Tags: \$1,089.80
  - B. Wrist bands: \$1,020.00
5. Algae bloom: \$693.67
6. Gate repair: \$272.50
7. Season preparation-equipment/minor repairs: \$2,373.10 (estimate)
8. "No Diving" signs
9. Pump/Audit of GHPM invoices
- c. US Flag
- d. Constable Resignation
- e. "Handicap Parking" sign stolen: \$250.00
- f. Sprinkler repairs: \$191.49
- g. Vehicle(s) parking long term/overnight at pool
- h. Insurance
  1. Worker's Compensation renewal: \$771.00
  2. Property policy - deductible increases:
    - A. Wind/hail deductible increase from 1%-2%
    - B. All Other Perils deductible increase to \$2,500
    - C. New: Separate wind/hail deductible for fences only \$5,000

## VIII. Homeowner Open Forum

### EXECUTIVE SESSION

#### I. Review Restriction Actions

#### 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 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: August 5, 2025