

MINUTES FOR WESTBOURNE HOMEOWNERS ASSOCIATION, INC.
REGULAR BOARD OF DIRECTORS MEETING
TUESDAY, DECEMBER 10, 2024

The meeting was called to order at 7:03 p.m. Board members in attendance were Janell Bissell, Eileen Kuykendall, Felix Ruiz, Pat Toppenberg and Juan Herrera. SueAnne Wake was in attendance from Wake Property Management, Inc.

Minutes for the October regular meeting were previously approved. However, they were not signed by the Secretary. A motion was made to allow the Vice President to sign the minutes. The motion was seconded, voted on and approved. The minutes will be posted on the website.

Announcements:

December 14, 2024: Christmas Light & Decoration judging
Gift cards will be given to the 1st, 2nd and 3rd place winners.

The 2025 calendar was set with the following dates:

Regular Board meetings to be held on:

February 4, May 6, August 5 and October 7, with December 9 as an optional date
Annual meeting will be on March 25 - location to TBD
Garage sales will be on April 26 and October 25
Pool tag distribution will be on May 3, at the pool, 9:00am-12:00pm and 1:00-4:00pm

The following matters were discussed as old business:

The Board is still reviewing the current pool rules. This item will be discussed further at the next meeting.

After review, the Board made the decision to hold off planting new trees due to the recent weather conditions and budget. This matter will be reconsidered in 2025.

A motion was made to adopt the Amended and Restated Bylaws. The motion was seconded, voted on and approved.

Repairs at the pool will continue after the first of the year. The Board will review several capital projects at the next meeting.

The following items were discussed as new business:

The Board approved to continue having US flags placed at the three entrances. This is a fund raiser through Tomball Memorial High School. The total cost is \$900 for the year.

The bonus for the constable, which is \$800 and is included in the budget, was approved by a vote of 4-1.

The Secretary made a statement about the need for the Board and Management to be respectful and mindful that each person brings their own experiences and education to their service

on the Board. Each Board member needs to be allowed to share their ideas and opinions without feeling marginalized.

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

The Open Session was reconvened.

The Secretary voiced a concern about the practice of not recording individual Board member's votes in the minutes. The opinion was if individual names were to be included in the minutes with the votes then there would be a record, which could be referred to in the future. The opposing opinion was this was not necessary as the Board works together as one entity. After discussion, the motion was made to continue recording votes in the minutes as has been previously done without individual names. The motion was seconded, voted on and approved by a vote of 4-1.

The 2025 budget was previously approved but required review and amending. The updated budget has been set. With the assessment at \$360 per Lot, income would be \$277,740. The expenses have been set at \$277,740. The motion was made to accept the updated 2025 budget. The motion was seconded, voted on and approved.

The meeting was adjourned until February 4, 2025.



Felix Ruiz, Secretary