

WHPOA BOARD MEETING MINUTES APRIL 10, 2025

On April 10, 2025, the President of the WHPOA Board David Blausey called the meeting to order at 6:32 p.m.

Members present at the meeting included Matt Baumann, David Blausey, Jim Chiles, Casey Craig, Josh DeMarco, Tim Dobbs, and Suzanne White.

No property owners were in attendance.

Motions were made and seconded to approve both, the February 25, 2025 WHPOA Board Meeting Minutes and the Treasurer's current Financial Report. (Note: To date, 22 owners have not paid their 2025 assessment.)

David Blausey briefly updated the Board regarding the roads in the subdivision, specifically regarding the cracks in the asphalt along the sides at the entrance, before turning the attention of the group to the issue at hand, specifically to finalize a red-lined draft of the WHPOA Deed Restrictions and Construction Guidelines so it can be submitted to all WHPOA property owners with a ballot to approve or reject the amendments.

VP Casey Craig and David Blausey shared what they'd learned in conversation with an attorney including the answers he'd provided to questions we'd had, regarding standards and legalities of home owner property restrictions in Texas.

Following a discussion and confirmation of the Board's understanding of those legalities and norms, the group reviewed the WHPOA Deed Restrictions draft, line by line, highlighting where changes were indicated.

Casey Craig agreed to prepare two documents to be mailed to all property owners by Friday, April 18, 2025: 1) a "red-line" version of the restrictions indicating where those proposed changes are in the document and 2) a ballot with instructions for property owners to indicate if they approve or reject the proposed amendments. Property owners will be asked to return their ballots on or before May 15, 2025, in the postage-paid envelope that will be included in the mail-out with the proposed restrictions and ballot.

Following the discussion, a motion was made and seconded to adjourn. All present agreed and the meeting was adjourned at 8:16 p.m.