

Westfield Village

Minutes of Meeting May 18, 2022

Meeting held in-person and on Zoom due to Covid 19

Board Member Attendees: Shannon Lewis (absent), Gaylene Wier (in-person), Lea Booker (online), Randy Stuart (in-person), Debbie Drifka (in-person)

Special Guest: Brandon Saunders – Moderating Zoom and Teresa Sturm – Mud 12 Board Liaison (online)

Guest in attendance: Wes Chain (online)

Call to Order at 7:05 PM

Gaylene Wier stated that 21807 Bay Palms resident did not show up for fine appeal.

The April minutes were read and approved.

Financial report:

As of April 30, 2022, comparing to budget and month of April 2021, some of the observations noted are as follows:

- Since November 2021, 79.7% of memberships dues for 2022 have been collected.
- Overall higher liquidity than last year – 5.6% or \$15.5M.
- No large irregular expenses for the month of April, outside of the electric street light expenses.
- 29 addresses, which are over 90 days and over \$1M.

Gaylene mentioned that Flock Safety will be a large expense (approx. \$23,000) for next month, and the 2022 budget may need to be adjusted.

Financials were approved.

Operations report:

3 Flock Safety cameras are up, 2 are pending due to legal authorization and proper placement. They cannot be activated until all are up.

Lights out in pool, which should be repaired before opening, and repair needed on bulkhead, which is causing water leakage.

Picnic table onsite will be plastic until one is found, as they are on backorder.

Pool opening is May 28<sup>th</sup>, help is needed for access check-in. It was noted that tenants will be allowed from tenant list, not all residents in home.

Back sunshade is splitting from sun bleach, needs to be replaced in future. Bases need to be painted.

ACC Approvals:  
All have been approved.

- 5335 Mountain Forest – Roof Replacement
- 5019 Summit Lodge Drive – 20x11 Cement Slab, 60x3 Sidewalk, 30x18 Driveway Extension
- 21807 Bay Palms – Putting a Dormer on Roof
- 5218 Westwood Pines – Painting the Exterior of Home
- 5303 Bay Pines Dr – Patio Cover
- 5411 Mountain Forest – Patio Foundation

Deed Restrictions:

Deed Restrictions report was tabled.

Events:

Pool Opening will be May 28<sup>th</sup> for regular hours. Scheduling splash party, sponsored by pool company.

Anticipates on scheduling a movie night at the end of June 2022.

Construction Update:

Teresa stated the MUD approved the attorney letter, which was given to Connie Schelnek. Teresa advised us to contact Connie on obtaining this approved letter for the camera setup.

Meadows and Jasmine Height properties discussion was had, additionally easements were being worked on by Harris County for the drainage issues.

New Business:

None

Other Business:

Discussed recent shooting, and noted that an arrest was made.

Discussed possible new person in charge with Westfield Pines, and the bushes were high in that area.

Next Meeting: June 15, 2022 @ 7 PM

Adjourned: 7:31 PM

Minutes Approved by:

Lea Booker - online via Zoom  
Gaylene Wier - in Person

Date: 6-15-2022  
Date: 6-15-2022

Westfield Village

Minutes of Meeting June ~~18~~<sup>15</sup>, 2022 *Q.W.*

Meeting held in-person and on Zoom due to Covid 19

Board Member Attendees: Shannon Lewis (in-person), Gaylene Wier (in-person), Lea Booker (online), Randy Stuart (in-person), Debbie Drifka (in-person)

Special Guest: Brandon Saunders – Moderating Zoom and Coni Schelnick (online)

Guest in attendance: Mariano Vega (in-person), Mary Bailey (online), Kelechi Moore (online), Juan Jimenez (in-person), Iris Noyola (in-person), Mariana Way (online)

Call to Order at 7:17 PM

Gaylene Wier began appeals discussion for the following addresses:

21807 Bay Palms Drive – Resident Vega appealed and stated he did not get the fine letters, anticipated to be discussed further, with proof of mailings, at the July 2022 meeting.

22026 Westerpine Lane – Resident Noyola appealed, Board agreed for the resident to pay \$505, covering dues, maintenance, postage and office time.

21610 Wildcroft Lane – Resident Jimenez appealed, Board agreed for the resident to pay \$3,262, which is 50% of fees accrued, additionally a payment plan was offered.

The May minutes were tabled.

Financial report:

As of May 31, 2022, comparing to budget and month of May 2021, some of the observations noted are as follows:

- Since November 2021, 83.9% of memberships dues for 2022 have been collected.
- Overall higher liquidity than last year – 2.6% or \$7M.
- One irregular expenses for the month of May, with of Flock Safety \$23M for one year, other than regular maintenance and upkeep.
- 33 addresses, 25 which are over 90 days and over \$1M

Gaylene stated collections are going well, and several at the attorney office, one moving to foreclosure.

Financials were approved.

Operations report:

Discussed lifeguard shortage. HOA will receive credit for any closings. If any further issues, we may look into a new pool maintenance entity.

Cameras are up and running, and the two pending camera issue has been resolved from last month. Permits should be forthcoming. Coni Schunick stated the attorney letter had an address error; she will get the revised letter by Monday.

ACC Approvals:  
All have been approved.

- 22022 Weserpine Lane – Fence Extension
- 21734 Maple Bluff Lane – Replace Windows
- 5215 Aspen Point Drive -7x7 Resin Storage Shed
- 5322 Gladeside Drive – Patio Expansion and Shed
- 5319 Gladeside Drive – Replace Roof and Paint Exterior Home

ACC Committee has received compliments on promptness.

Deed Restrictions:

Deed Restrictions report was tabled. Drive was performed.

Events:

Due to lifeguards shortage, events are being limited. New lifeguards are coming, dive-in at the movies is TBD.

Construction Update:

Connie discussion acquirement of Mr. Chang’s land. Keith Harrow should be open all the way through, working on Westgreen as well. Population of the MUD district is increasing. Another detention pond is anticipated to be on the way.

New Business:

None

Other Business:

Discussed deeds software/app on I-Pad. Brandon stated he could do a backin login on the website with violations listed.

Next Meeting: <sup>July 20</sup> ~~June 20~~, 2022 @ 7 PM *gjo*

Adjourned: 8:43 PM

Minutes Approved by:

Lea Booker Online Via Zoom  
Jaylene Walker - in Person

Date: 7-20-22  
Date: 7-20-22

Westfield Village  
Minutes of Meeting July <sup>20</sup> ~~18~~, 2022

Meeting held in-person and on Zoom due to Covid 19

Board Member Attendees: Shannon Lewis (in-person), Gaylene Wier (in-person), Lea Booker (online), Randy Stuart (in-person), Debbie Drifka (online)

Special Guest: Brandon Saunders – Moderating Zoom and Teresa Sturm – Mud 12 Board Liaison (online)

Guest in attendance: Wes Chain (online), Katerin Aquino (online), Dawn Rose (online)

Call to Order at 7:17 PM

Gaylene Wier stated that no one showed up for fine appeals.

The May and June minutes were tabled.

Financial report:

As of June 30, 2022, comparing to budget and month of June 2021, some of the observations noted are as follows:

- Since November 2021, 86.0% of memberships dues for 2022 have been collected.
- Overall higher liquidity than last year – 7.0% or \$17M.
- One irregular expenses for the month of June, with Sweetwater Pools \$12M, other than regular maintenance and upkeep.
- 32 addresses that are over 90 days and over \$1M.

Checks were sent out, with the help of Randy, as Gaylene was ill.

Financials were approved.

Operations report:

Leaks in the pump room will be repaired.

Still waiting for refunds from Sweetwater on days without lifeguard.

Grass is looking good, as irrigation was repaired.

ACC Approvals:

Wes Chain stated the approvals:

5311 Gladeside – Solar Screens

5146 Summit Lodge – Paint House

Deed Restrictions:

Deed Restrictions report was read by Gaylene.  
325 letters sent, includes duplicates  
70 observed violations  
44 mailed certified (less than normal)  
255 mailed first class

Biggest issues trash cans and street parkings, trees and lawns are bad as well, but were not written up due to drought.

Appeals on Bay Palms and Wildcroft for next month.

Events:

Gaylene will be sending out request for sheriff and firefighters for National Night Out at the Park.

Construction Update:

Teresa stated the MUD repaired several leaks and discussed request to voluntarily conserve water.

Easements were still being worked on by Harris County for the drainage issues.

Sheriff has been writing tickets for people parked the wrong way, and are aware of the individuals' doing donuts. Gaylene has stated this activity has slowed, and expressed appreciation to the policing efforts.

Flock Safety is up and running and the officers will have access to software.

New Business:

None

Other Business:

Discussed sidewalk addition around retention pool, which is Harris County property.

Next Meeting: August 17, 2022 @ 7 PM

Adjourned: 7:38 PM

Minutes Approved by:

Gaylene Wier - in Person  
Lee Booker Online Via Zoom

Date: 8-17-22

Date: 8-17-2022

Westfield Village

Minutes of Meeting August 17, 2022

Meeting held in-person and on Zoom

Board Member Attendees: Shannon Lewis (in-person), Gaylene Wier (in-person), Lea Booker (online), Randy Stuart (in-person), Debbie Drifka (absent)

Special Guest: Brandon Saunders – Moderating Zoom and Teresa Sturm – Mud 12 Board Liaison (online)

Guest in attendance: Wes Chain (online), Guillermo Olquin Sacristan (in-person)

Call to Order at 7:03 PM

Discusses fine appeal for Mr. Sacristan regarding vehicle with no plates. The Board agreed to waive the \$50 fine, and gave time to rectify to incompliance within 45 days.

The May, June, and July minutes were read and approved.

Financial report:

As of July 30, 2022, comparing to budget and month of July 2021, some of the observations noted are as follows:

- Since November 2021, 87.7% of memberships dues for 2022 have been collected.
- Overall higher liquidity than last year – 8.0% or \$17M.
- One irregular expenses for the month of June, with Sweetwater Pools \$11M (typical summer charge), Legacy Advance for IT/website \$4M, and Insurance \$4M, and landscaping \$3M.
- 34 addresses that are over 90 days and over \$1M.

Financials were approved.

Operations report:

Gaylene sent link to Board for viewing community cameras, will have resend after 24 hours of not signing in.

We will be vetting for a new swimming pool company, due to lack of professionalism and maintenance.

2 HOA area cameras will be fixed.

The pump room is in process to be repaired from water damage.

ACC Approvals:

Wes Chain stated the approvals:

- 5314 Summit Lodge – Solar Panel Install
- 5214 Bay Pines Dr – Paint trim
- 5211 Fairpath Court – New Roof
- 21714 Manor Court Dr – Shed with Shingle
- 21738 Wildcroft Dr – Add second driveway to gate – not approved

Deed Restrictions:

Deed Restrictions report was tabled.

Events:

Gaylene will be scheduling National Night Out at the Park.

Construction Update:

Teresa stated they renewed the Sheriff Deputy contact for one year.

Water pressure will be increased slightly, but not full until drought is over.

Another apartment complex is in the works 2 years out – Westgreen at Clay Rd. that backs up to the Business Park

New Business:

None

Other Business:

Shannon discussed having the awning replaced

Next Meeting: September 21, 2022 @ 7 PM

Adjourned: 8:02 PM

Minutes Approved by:

Lea Booker - online via Zoom  
Gaylene Wier - in Person

Date: 9-21-22  
Date: 9-21-22