

# MEETING MINUTES WOC HOA

**DATE:**

3/18/2025

**START TIME:**

6:02 PM

**FACILITATOR:**

James Hules (Crest)

**IN ATTENDANCE**

Homeowner(s): Michael Williams  
HOA: Syed Zaidi and Adam Hampton

**APPROVAL OF MINUTES**

The minutes were not able to be approved from prior month due to lack of quorum.

**HOMEOWNER FORUM**

Michael Williams:

- What is changing in the ACC Guidelines?
  - o Syed responded with a change of holiday decoration date range that the board will need to vote on once quorum can be reached. To be revisited in April 2025 meeting.
- HPD Security Update from February 2025 Memorial SN Meeting
  - o Overall crime is down 8%
  - o Major crimes are auto break-ins and theft; mainly down freeway (I-10) businesses and apartment complexes

**FINANCIAL REPORT**

James (Crest) read out the detailed monthly financial report for month ending 2/28/25. Financials are available to all homeowners on the Crest website (portal).

## TRUSTEE REPORTS

### Community Relations:

- The board has been sharing information via the Facebook page and keeping the neighborhood engaged, mainly for the pool facilities remodel
- Syed to attend the March Memorial SN Meeting on Monday, March 24<sup>th</sup> and report back relevant information via Facebook

### Pool & Tennis:

- The neighborhood is continuing with their Sweetwater contract for pool services
- Pool facility remodel is progressing well
- The Dolphins swim team is working to begin scheduling and getting ready for the season
- Justin Girard is developing a swim season calendar/schedule for publishing on WOC website
- A storage shed has been assembled in the pool area, closer to the tennis court, for the swim team storage purposes
- 4 tennis headbands have been purchased and installed to repair the sagging nets on the tennis court. This was done by the Westchester tennis players and they were reimbursed by the HOA.

### Maintenance:

- No maintenance items were noted in the past month
- Upcoming color refresh (flowers) at the entrances are being decided upon

### Trash & Pest Control:

- 1 request was submitted to remind Texas Pride employees to return trash and recycling receptacles back where they were picked up. An email was sent by the HOA to Texas Pride to help correct this behavior

### Patrol:

- Periodic reports have been shared by the Constable's Office with the HOA
- Talia Trails HOA reached out for assistance on reports from the Constable's Office; John Henderson sent the report to them for Talia Trails to discuss any issues with the Constables

### Newsletter/Website:

- Website is being updated with relevant pool season updates, including membership payment system links, monthly information, etc.

### Pool Facilities Construction Committee:

- Facility building is progressing quickly and being worked on throughout the week
- Construction Committee is constant communication in order to make timely decisions and direct the contractors to avoid delays
- Adam Hampton to work on the Internet Service Provider shift from AT&T to Comcast/Xfinity in order to upgrade the service at the pool/tennis area

## NEW BUSINESS

- Election of new officers; unable to do so due to lack of quorum – to be completed in April 2025 meeting
- HOA approved \$5,000 payment to be billed to the Dolphins swim team for pool usage for the swim season
- HOA approved the following membership rates for the 2025-26 pool and tennis usage
  - Early Bird (Before June 1<sup>st</sup>):
    - WOC (\$325)/Non-WOC (\$500)
  - Regular Rate (After June 1<sup>st</sup>):
    - WOC (\$375)/Non-WOC (\$550)

## NEXT MEETING

April 15<sup>th</sup>, 2025 | 6:00 PM at St. John Vianney (Room E-9)

Motion to adjourn was made at 6:54 PM, and passed.