

## **WESTHEIMER LAKES PROPERTY OWNERS ASSOCIATION**

### **NOTICE OF BOARD OF DIRECTORS MEETING**

**Thursday, January 18, 2024, at 6:00 p.m.**

You are invited to attend a meeting of the Board of Directors of the Westheimer Lakes Property Owners Association that will be held on **Thursday, January 18, 2024, at 6:00 p.m.** The Board meeting will be held at the Association's Clubhouse located at 6201 Westheimer Lakes N. Dr., Katy, TX 77494

### **AGENDA**

- 1. 6:00 p.m. Call Open Session to Order/Establish Quorum**
- 2. Approval of Previous Board Meeting Minutes – November 16, 2023**
- 3. Financial Report**
- 4. Committee Reports**
  - a. Architectural Applications
  - b. Deed Restriction
  - c. Events
  - d. Security
  - e. Landscape/irrigation
- 5. Announcement of Actions Taken By The Board Between Meetings**
  - a. Approval of new LED Tennis Court Lights - \$18,350
- 6. Business**
  - a. Election of Officers
  - b. The Board will consider and vote on levying fines on owners who have violated or are violating the Association's governing documents.
  - c. The Board will consider and vote on referring owners who have violated or are violating the Association's governing documents over to the Association's attorney to seek compliance with the governing documents through lawsuit if necessary.
  - d. The Board will consider and vote on referring owners who are delinquent in the payment of assessments or other charges to the Association over to the attorney to collect such past due amounts through lawsuit and foreclosure if necessary.

- e. The Board will consider and vote on adopting Amended and Restated Architectural Guidelines/Minimum Construction Standards.
- f. The Board will consider and vote on granting a water line easement to the North Fort Bend Water Authority on the drill site property (FBCAD R300086) owned by the Association and to give the Association president the authority to execute all documents and take all other steps necessary to grant the easement.
- g. The Board will consider and vote on conveying the Association owned drill site property (FBCAD R300086) to Fort Bend County MUD 142 and to give the Association president the authority to execute all documents and take all other steps necessary to complete the conveyance.

**7. Announcement of Next Board Meeting Date**

- 8. Adjourn Into Closed Executive Session** - The Board will consider actions involving personnel, pending, or threatened litigation, contract negotiations, enforcement actions, confidential communications with the Association's attorney, matters involving the invasion of privacy of individual owners, or matters that are to remain confidential by request of the affected parties and agreement of the Board.

**9. Reconvene Into Open Session**

**10. Adjourn Meeting**