

KWCIA MEETING MINUTES  
Board of Directors Meeting Monday, July 14, 2025 at 6:00pm

**1 - CALL EXECUTIVE SESSION TO ORDER**

Board member Pam Terry called the meeting to order at 6:00pm.

**2. ROLL CALL OF OFFICERS**

**Board members present are as follows:**

William Terry, President

Charlie Humphreys – Vice President

Kim Dunn, Treasurer

Maribel Rios – Secretary (Voted in 7/14/2025 Resigned 7/22/2025)

Pam Terry - Secretary (filling in until position can be filled)

**Others present are as follows:** None

**Not present :**

CPA, Kristin Tafoya

**EXECUTIVE SESSION SUMMARY**

The Board held an executive session July 14 at 6:00pm. During the meeting, the following actions and discussions took place:

- Discussed getting bids to install a Basketball Goal at the end of the Pool Parking lot (East end by the trees)
- Discussed installing a Fence in front of the Playground on the Stratmore Street side for child safety, waiting on city approval.
- Discussed the Sidewalk being unlevel issues, working with Leveled Concrete Company to complete the task agreed upon.

The executive session adjourned at 6:55 pm

**3. FINANCIAL REPORT**

- CPA, Kristin Tafoya provided the financial report electronically and the Board Treasurer Kim Dunn printed copies for the homeowners in attendance.

**4. NEW BUSINESS**

- CPA Kristin Tafoya has continued working to send certified collection letters to delinquent homeowner accounts with some accounts being sent to the KWCIA HOA Attorney for collections.

**KWCIA MEETING MINUTES**  
Board of Directors Meeting Monday, July 14, 2025 at 6:00pm

**5. OPEN FORUM**

• Officials from the City of Friendswood were present to discuss with homeowners news for the city and those officials were:

**Mike Forman – Friendswood Mayor**  
**Morad Kabiri - Friendswood City Manager**  
**Becky Bennet - Assistant Planner**  
**Leticia Brysch - Assistant City Manager**

Mayor and City Manager discussed the “Dude Stop” situation as it has been under construction for well over a year and the work has finally started back up and it will be completed in 2025.

City Manager discussed the new retirement home bordering Chelsie Lane, and the Developer has stated that he will pay to have an actual “Stop Light” installed at the FM 518 & Chelsie Lane replacing the current blinking caution light.

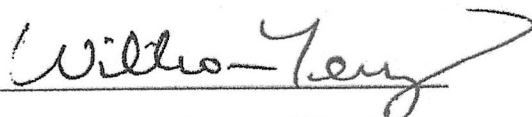
City Manager discussed the state of construction on the 4-story building next to the City Library.

**20 Homeowners Present**

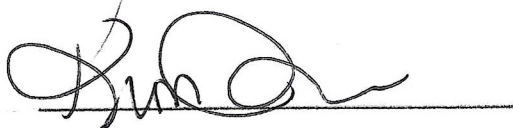
- Discussed concerns:
- Sidewalk issues
- Power wash the sidewalks and pool house outer brick
- Q&A about the Financial Report
  
- **Architectural Committee:** No volunteers at this time.
  
- **Capital Improvements – Possible Improvements**
  - Seating and Shade around the pool.
  - Install a Basketball Goal at the end of the Pool Parking lot
  - Open to other suggestions.

**6. NEXT MEETING DATE**

- The next Board of Directors meeting will be held on October 13, 2025 at 7:00 pm  
The Board adjourned Homeowners session at 8:30 pm

  
\_\_\_\_\_

KWCIA Board President – William Terry

  
\_\_\_\_\_

KWCIA Board Treasurer – Kim Dunn