

# **WESTMINSTER GLEN HOA, INC.**

700 Market St. Bldg 3  
Cedar Park, TX. 78613  
(512) 918-8100

## **BOARD OF DIRECTORS MEETING**

**April 23, 2026 @ 4pm**

**Hyatt Place at Four Points  
300 N FM 620, Austin, TX 78726**

## **AGENDA**

- **Call to Order**
- **Establishment of a Quorum**
- **Approve Prior Meeting Minutes from January 20, 2026**
- **Approve February 2026 Financial Statements**
- **Old Business**
- **New Business**
- **Homeowners Forum**
- **Executive Session**
- **Adjournment**

# **WESTMINSTER GLEN HOA, INC.**

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Cedar Park, TX. 78613 Ph:  
(512) 918-8100

## **BOARD OF DIRECTORS MEETING**

**January 20, 2025 @ 6:00pm**

### **MEETING MINUTES**

**1. Call to Order**

- Board President Eowyn Gorman called the meeting to order at 6:00 pm.

**2. Establishment of a Quorum**

- Three board members were present, meeting quorum
- Management company rep, Hoa Vo, present
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**3. Review/Approve August 2025 Meeting Minutes**

- Robert Taylor motion to approve / Jerrit Bushaw second
- Passed unanimously
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**4. Review/ Approve December 2025 Financial Statements**

- Robert Taylor motion to approve / Eowyn Gorman second
- Passed unanimously
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**5. Review/Approve 2026 Budget**

- Change landscaping budget to 23,000 annually from 28,000
- Robert Taylor motion to approve / Jerrit Bushaw second
- Passed unanimously

**6. Old Business**

- 3M building has tenants
- City will start allowing digital billboards
- Jim Rumbo updated about Firewise - signs posted, brush pickup on 1/20
- 

**7. New Business**

- a. Speeding along Westminster Glen Ave
  - Discussion about the speeding along Westminster Glen Ave, happening for years
  - PAMco and Eowyn have reached out to TxDOT and Travis County about ways to reduce speeding. There has been no progress since Travis County is not willing to install additional stop signs or anything else. Additional police patrol was paid for by the HOA, but

it didn't deter the speeding.

- Hoa (PAMco) will call/email TxDOT and Travis County contacts again to ask about traffic calming measures that they are willing to install or allow the HOA to install. At the very least replace the reflectors on the road and re-paint the faded striping.
- Hoa will find out where to purchase additional radar signs for monitoring traffic.
- Hoa will find a traffic engineer to do an evaluation.

b. Lot 21

- Cleanup and clearing of land in the last couple of years using grant \$ from ESD 4, firebreak created between WMG and Glenlake, and trails built
- Board will discuss what other projects to do with the lot (ex. connect trails through the center)

c. Board will discuss a slight reduction in dues

d. The Board would like to do a reserve study. Hoa will get pricing with a budget of \$1,500. The HOA owns the fences and monuments.

**8. Homeowners Forum**

- Owner concerned about speeding on Westminster Glen Ave.

**9. Executive Session**

- Board and management company discussed lack of inspections to enforce CC&Rs in 2025 and the plan for regular inspections going forward

**10. Adjournment at 7:30 pm**

# Westminster Glen Homeowners' Association, Inc.

## Balance Sheet For 2/28/2026

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**Assets**

1101 - Alliance #0288 - Operating	\$81,251.96
1140 - Alliance #5347 - Reserves	\$23,624.73
1153 - Alliance #6148 - CD (07/18/2026)	\$31,162.86
1154 - Alliance #3365 - CD (08/18/2026)	\$31,151.25
1155 - Alliance #3518 - CD (05/25/2026)	\$20,642.53
1170 - First Citizens Bank #8101 - CD (11/05/2026)	\$20,575.21

**Total Assets****\$208,408.54****Accounts Receivable**

1311 - A/R Assessments	\$5,733.34
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**Total Accounts Receivable****\$5,733.34****Total Assets****\$214,141.88**

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**Liabilities**

2210 - Prepaid Assessments	\$1,245.17
2240 - Accounts Payable	\$2,669.66

**Total Liabilities****\$3,914.83****Equity**

9000 - Fund Balance	\$131,613.26
9003 - Net Income (Loss)	\$78,613.79

**Total Equity****\$210,227.05****Total Liabilities / Equity****\$214,141.88**

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# Westminster Glen Homeowners' Association, Inc.

## Statement of Revenues and Expenses 2/1/2026 - 2/28/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Income</b>							
<b>Income</b>							
3110 - Assessments	-	-	-	92,500.00	92,920.00	(420.00)	92,920.00
3120 - Collection Income	520.00	-	520.00	510.00	-	510.00	-
3124 - Certified Mail Fee	-	-	-	30.00	-	30.00	-
3140 - Legal Fee Income	398.34	-	398.34	1,134.50	-	1,134.50	-
3142 - Interest Income	63.59	-	63.59	126.43	-	126.43	-
3180 - ARC Review Fee	-	20.83	(20.83)	420.00	41.66	378.34	250.00
3410 - Late Fees	100.00	20.83	79.17	450.00	41.66	408.34	250.00
<b>Total Operating Income</b>	<b>1,081.93</b>	<b>41.66</b>	<b>1,040.27</b>	<b>95,170.93</b>	<b>93,003.32</b>	<b>2,167.61</b>	<b>93,420.00</b>
<b>Operating Expense</b>							
<b>Administrative Expense</b>							
4035 - Collections	520.00	-	(520.00)	570.00	-	(570.00)	-
4050 - Admin - Postage & Certified Letters	-	-	-	30.00	-	(30.00)	-
4060 - Insurance	-	545.67	545.67	-	1,091.34	1,091.34	6,548.00
4070 - Legal Fees	398.34	41.67	(356.67)	669.84	83.34	(586.50)	500.00
4085 - Meetings Expense	-	83.33	83.33	-	166.66	166.66	1,000.00
4088 - Holiday Decorations	-	458.33	458.33	-	916.66	916.66	5,500.00
4090 - Management Services	916.70	916.00	(.70)	1,833.40	1,832.00	(1.40)	10,992.00
4091 - Management Administrative Fee	222.00	222.00	-	444.00	444.00	-	2,664.00
4120 - Tax Preparation	-	37.50	37.50	200.00	75.00	(125.00)	450.00
4125 - Property Tax	-	16.67	16.67	290.84	33.34	(257.50)	200.00
4130 - Website Maintenance	43.30	41.67	(1.63)	86.60	83.34	(3.26)	500.00
<b>Total Administrative Expense</b>	<b>2,100.34</b>	<b>2,362.84</b>	<b>262.50</b>	<b>4,124.68</b>	<b>4,725.68</b>	<b>601.00</b>	<b>28,354.00</b>
<b>Landscaping</b>							
4200 - Landscape - Contract	4,212.71	1,916.67	(2,296.04)	6,319.06	3,833.34	(2,485.72)	23,000.00
4204 - Irrigation Repair/Maint	-	41.67	41.67	637.00	83.34	(553.66)	500.00
4208 - Landscape - Additions/ Replacements	-	458.33	458.33	-	916.66	916.66	5,500.00
4225 - Landscape - Tree Maintenance	-	108.33	108.33	-	216.66	216.66	1,300.00
<b>Total Landscaping</b>	<b>4,212.71</b>	<b>2,525.00</b>	<b>(1,687.71)</b>	<b>6,956.06</b>	<b>5,050.00</b>	<b>(1,906.06)</b>	<b>30,300.00</b>
<b>Maintenance</b>							
4478 - General Maintenance	-	375.00	375.00	43.30	750.00	706.70	4,500.00
4587 - Social Activities	-	125.00	125.00	-	250.00	250.00	1,500.00
4750 - Surveillance Cameras	5,400.00	427.50	(4,972.50)	5,400.00	855.00	(4,545.00)	5,130.00
<b>Total Maintenance</b>	<b>5,400.00</b>	<b>927.50</b>	<b>(4,472.50)</b>	<b>5,443.30</b>	<b>1,855.00</b>	<b>(3,588.30)</b>	<b>11,130.00</b>
<b>Utility Expense</b>							
4800 - Electric	128.44	116.67	(11.77)	269.70	233.34	(36.36)	1,400.00
4825 - Water - Irrigation	129.69	208.33	78.64	275.16	416.66	141.50	2,500.00
<b>Total Utility Expense</b>	<b>258.13</b>	<b>325.00</b>	<b>66.87</b>	<b>544.86</b>	<b>650.00</b>	<b>105.14</b>	<b>3,900.00</b>

# Westminster Glen Homeowners' Association, Inc.

## Statement of Revenues and Expenses 2/1/2026 - 2/28/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Expense</b>							
<b>Reserves Expense</b>							
4910 - Reserves	1,603.00	1,603.00	-	3,206.00	3,206.00	-	19,236.00
<b>Total Reserves Expense</b>	<b>1,603.00</b>	<b>1,603.00</b>	<b>-</b>	<b>3,206.00</b>	<b>3,206.00</b>	<b>-</b>	<b>19,236.00</b>
<b>Total Operating Expense</b>	<b>13,574.18</b>	<b>7,743.34</b>	<b>(5,830.84)</b>	<b>20,274.90</b>	<b>15,486.68</b>	<b>(4,788.22)</b>	<b>92,920.00</b>
<b>Net Operating Income (Loss)</b>	<b>(12,492.25)</b>	<b>(7,701.68)</b>	<b>(4,790.57)</b>	<b>74,896.03</b>	<b>77,516.64</b>	<b>(2,620.61)</b>	<b>500.00</b>

# Westminster Glen Homeowners' Association, Inc.

## Statement of Revenues and Expenses 2/1/2026 - 2/28/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Reserve Income</b>							
<b>Income</b>							
3115 - Transfer to Reserve	1,603.00	1,603.00	-	3,206.00	3,206.00	-	19,236.00
3142 - Interest Income	256.14	-	256.14	511.76	-	511.76	-
<b>Total Reserve Income</b>	<b>1,859.14</b>	<b>1,603.00</b>	<b>256.14</b>	<b>3,717.76</b>	<b>3,206.00</b>	<b>511.76</b>	<b>19,236.00</b>
<b>Net Reserve Income (Loss)</b>	<b>1,859.14</b>	<b>1,603.00</b>	<b>256.14</b>	<b>3,717.76</b>	<b>3,206.00</b>	<b>511.76</b>	<b>19,236.00</b>
<b>Net Total</b>	<b>(10,633.11)</b>	<b>(6,098.68)</b>	<b>(4,534.43)</b>	<b>78,613.79</b>	<b>80,722.64</b>	<b>(2,108.85)</b>	<b>19,736.00</b>