



Point Lookout West, Inc., HOA
P.O. Box 155
Point Blank, TX 77364
Phone: 832-857-0399
eMail: pointlookoutwestinc@gmail.com
Website: www.pointlookoutwesthoa.com

2026 Homeowners Association — Annual Board Meeting Minutes

- **Association:** Point Lookout West Homeowners Association
- **Date:** 2/21/2026
- **Time:** Called to order at 10:04 am — **Adjourned** at 11:15 a.m.
- **Location:** Point Blank Community Center, 101 Counts Road, Point Blank, TX 77364
- **Meeting Type:** Annual

Attendance

- **Board present:** Amanda Bowen-President, Donna Ward-Treasurer, Stephanie Crouch-Vice President, Nanci Kruciak-Secretary
 - **Board absent:** None
 - **Alternates:** Jane Hagest (absent)
- **Also present:**

Guest: Todd Dillon, Criminal District Attorney, Rob Freyer, running for Judge in three (3) counties

Property Owners:

1. David Bradley (Bell)
2. Bill & Stephanie Crouch
3. Robert Freyer
4. Rick & Nanci Kruciak
5. Ted and Paulette Frenya
6. David Mizrany
7. Kathy Nixon
8. Mark Pruitt
9. Martin and Donna Ward
10. Gail Newman
11. Amanda and Arron Bowen
12. Lloyd and Fran Bowen



Point Lookout West, Inc., HOA
P.O. Box 155
Point Blank, TX 77364
Phone: 832-857-0399
eMail: pointlookoutwestinc@gmail.com
Website: www.pointlookoutwesthoa.com

13. Jim and Nancy Griffin

General Proxies:

1. ALNE LLC Deanna Mayeaux
2. Johnny Arnold
3. Sarah T. Broyles
4. Carl Mayfield
5. Joseph and Charlotte Naquin
6. Dewey and Sue Niederhofer
7. Alex Pavlicek
8. George and Sharma Rozanovich
9. Harrison and Brandi Smith
10. Pam Young

QUORUM: Secretary verified that attendees and proxies established a quorum.

Meeting Notice given: Bulletin board & Letter to members.

IRS STATEMENT: Point Lookout West has been reinstated as a 501c 4 and the 990 form will be filed at the scheduled time. Point Lookout West, Inc is in compliance with the IRS requirements - IRS Statement read by Amanda Bowen.

Approval of Prior Minutes: February 8, 2025 annual meeting minutes were read. Motioned to accept, seconded, all voted Aye.

FINANCIAL REPORT: Actual Financial report for 2025 was read.

Our HOA spent \$40,712.22 mostly on electricity, beach clean-up park road surfacing.

Estimated income will be \$21,000.

- Motion to accept, seconded, all voted Aye.

BUDGET:

2026 Budget was discussed.

- There was a motion to include under Annual Special \$300 which will cover paper products.



Point Lookout West, Inc., HOA
P.O. Box 155
Point Blank, TX 77364
Phone: 832-857-0399
eMail: pointlookoutwestinc@gmail.com
Website: www.pointlookoutwesthoa.com

- The amended budget will then total \$28,240.00. Motion to accept, seconded, all voted Aye.

Homeowner Motions/Suggestions:

1. There was a request to open the budget again. A motion was made to make Beach Maintenance and General Maintenance one line item called General/Beach Maintenance and Contingency fund increasing this line item to \$10,000. This item will cover maintenance on Beaches, Parks, Roads, etc. The budget will then total \$29,240.00. Motion to accept, seconded, all voted Aye.
2. There was a suggestion to hire a paid bookkeeper for the HOA and proposal for a property owner to take this position. The property owner was not interested but would consider being on a Finance committee.

COMMITTEES :

Architectural Control: David Mizrany, Mark Nixon and Mark Pruitt can continue serving on this committee for 2026. Thanks to this Committee for their good work.

Road / Street Lights: Ron Hagest and Rick Kruciak can continue serving on this committee for 2026. Thanks for this committee's good work.

Food Committee & Hospitality: Gail Newman, Arlene Pruitt

Notifications regarding our neighbors who are sick or in need of help can be sent to PLOW HOA by calling 832-857-0399, if no one answers please leave a message as your message will come to HOA as an email. Gail Newman and Arlene Pruitt are making this committee easier for all volunteers.

Bylaws: Charles Delehanty - Charles Delehanty was not available but the Bylaws are registered with County and they are available on www.pointlookoutwesthoa.com

Beach Maintenance Committee: Mark Pruitt & Mark Nixon have done a great job in 2025 and can serve on this committee in 2026. Mark Pruitt should recruit others for this committee.

Website: Stephanie Crouch and Charles Delehanty will be the website support for 2026, www.pointlookoutwesthoa.com.



Point Lookout West, Inc., HOA
P.O. Box 155
Point Blank, TX 77364
Phone: 832-857-0399
eMail: pointlookoutwestinc@gmail.com
Website: www.pointlookoutwesthoa.com

Financial Committee: Paulette Frenyea, Stephanie Crouch and Nanci Kruciak have volunteered for the Financial Committee.

- Motion to accept all committee members, seconded, all voted Aye.

NEW BUSINESS:

1. Election of 2 Board Members for two (2) year Terms.

President: No one volunteered to be President.

- A motion was made to discuss this open position at the first HOA Board meeting.
Motion to accept, seconded, all voted Aye.

Treasurer: Donna Ward volunteered to be this treasurer for one (1) more year.

Motion to accept, seconded, all voted Aye.

2. Election of 2 Alternates for one (1) year terms.

Jane Hagest and Gail Newman have volunteered as alternates.

Motion to accept, seconded, all voted Aye.

3. **Chickens** – Due to the overwhelming negative response, chickens are not allowed in our community at this time.
4. **Road and Street Lights**
 - A motion was made to include the Roads and Light as one committee.
 - Motion to accept, seconded, all voted Aye.

Motions and Approvals:

1. **2025 Annual Meeting Minutes:** Stephanie Crouch motioned to accept, Gail Newman seconded, all voted Aye.
2. **Financial Report:** Amanda Bowen motioned to accept, Stephanie Crouch seconded, all voted Aye.
3. **Adding \$300 for event expenses to 2026 Mar – 2027 Feb Budget:** Motion to accept by Amanda Bowen, Stephanie Crouch seconded, all voted Aye.
4. **Motion to make Beach Maintenance and General Maintenance one line item called General/Beach Maintenance and Contingency fund increasing this line item to**



Point Lookout West, Inc., HOA
P.O. Box 155
Point Blank, TX 77364
Phone: 832-857-0399
eMail: pointlookoutwestinc@gmail.com
Website: www.pointlookoutwesthoa.com

\$10,000. This item will cover maintenance on Beaches, Parks, Roads, etc. The budget will then total \$29,240.00: Nanci Kruciak seconded, all voted Aye.

Next Meeting

Date & Time: March 14, 2026, Thursday 9:00 a.m.

- **Location:** Donna's house, call location if you want to attend.

Prepared by: Minutes prepared by: Nanci Krusiak, Secretary — Date prepared: [March, 2026]

Approval: Approved by Board on: 3/14/2026