



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

Homeowners Association — Board Meeting Minutes

- **Association:** Point Lookout West Homeowners Association
- **Date:** 04/16/2026

Time: Called to order at 4:07 p.m., Adjourned at 5:18 p.m.

- **Location:** XXX West Lake Circle, Pointblank, TX 77364
- **Type:** [Regular / Special / Annual / Executive session noted below]

Attendance

- **Board present:** Charles Delehanty-President, Stephanie Crouch-Vice President, Cynthia Holloman-Treasurer, Gail Newman -Alternate standing in for Nanci Kruciak-Secretary, Jane Hagest- Alternate
- **Board absent:** Nancy Kruciak-Secretary
- **Also present** Gail Newman -Alternate standing in for Nanci Kruciak-Secretary, Jane Hagest- Alternate
- **Quorum:** [Yes/No] (required: 3)

Notice

- **Notice given:** bulletin board

Approval of Prior Minutes

- Motion by to accept meeting minutes, second & all agreed to approve minutes of 03/14/2026 — **Result:** [Approved].

Reports

- **President:**

Led the meeting with a prayer, then provided the 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.



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- **Treasurer:** Presented financials; operating budget: \$29,240; Motion to accept financials, seconded and approved — **Result:** [Approved/Failed].

Motions & Actions

- None

Owner Input

- None

Old business

- Discussed keeping the 2016 desktop version of Quicken rather than migrating to the new online version. Board decided it is not necessary to migrate to the online version and pay extra for features. We will revisit in one year.
- Discussed website updates and content. Discussed posting meeting minutes on our website. Decision was made to research posting requirements with Chat GPT.
- Discussed regulations for fencing on properties. Charles will review the By-Laws
- and see what is written about fences. He will also talk to the architectural committee members about any issues they have noted with fences.

New business

- Spring picnic will be pot luck May 16, 2026, 10-1pm. HOA will supply paper goods and water.
- Charles will draft a letter to owners summarizing our Annual Meeting, the picnic and any other matters to inform owners.
- At the next meeting we will review the by-laws and CC&Rs to see if any changes are needed.

Next Meeting

- **Date & Time:** 05/07/2026 at 04:00 AM/PM]
- **Location:** XXX Pine Shadows, Pointblank, TX 77364

Prepared by: Minutes prepared by: Nanci Krusiak, Secretary — Date prepared: 05/05/2026

Approval: Approved by Board on: 5/7/26