



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:** 07/23/2026

Time: Called to order at 4:00p.m., Adjourned at 5:16 p.m.

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

Attendance

- **Board present:** Stephanie Crouch-Vice President, Cynthia Holloman-Treasurer, Nanci Kruciak, Secretary, Charles Delehanty-President
- **Board absent:** None
- **Alternates present:** Gail Newman, Jane Hagest
- **Quorum:** [Yes/No] (required: 3)

Notice

- Notices are on the bulletin board and on our website i.e. www.pointlookoutwesthoa.com.

Reports

- **President:**

Charles Delehanty led the meeting with a prayer

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.

Approval of Prior Minutes

- Motion by Stephanie Crouch to accept meeting minutes, seconded by Cynthia Holloman & all agreed to approve June 11, 2026 minutes.

Financial Report

- Treasurer presented financials for the month of June 2026. Motion to accept financials by Stephanie Crouch, seconded by Nanci Kruciak seconded, all voted aye and approved.

Motions & Actions



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

- Minutes of Meeting, Financial Report and Close of meeting.

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.
- President will review the By-Laws and see what is written about fences. He will also talk to the architectural committee about any issues they have noted with fences.
- President wants an updated list of property owners regarding status of maintenance dues, liens, and property tax status. (President want certified postage charged to the property owners).

New business

- Potential reservation of Pavilion on June 20, 2026
- Minutes of Meetings will be posted on the bulletin board and the www.
- Management certificate needs to be added to our www.
- Property owners are complaining about the up keep of Park A.
- Fall picnic will be on October 31, 2026 with a Halloween theme, with prizes for the best costume. This will be a potluck picnic. A letter will be sent to property owner about the picnic and with a reminder of yard maintenance.
- The Walde's are selling their house.
- Charles Delehanty will email the property owners regarding the condition of their lots.
- Lawn mowing service shall be as needed. The water company is responsible for mowing around the shed. Cynthia will talk to lawn mowing regarding their invoicing on a regular basis.
- Lake keys have been given to Gail Newman as part of the Welcome Committee responsibility.
- Transfer fees do not apply to inherited properties.
- Develop a boiler plate letter regarding to maintenance of yards/property.

Next Meeting

- **Date & Time:** 08/20/2026 at 4:00 pm.
- **Location:** xxx Shadeland Drive, Pointblank, TX 77364

Prepared by: Minutes prepared by: Nanci Kruciak, Secretary — Date prepared: 07/29/2026

Approval: Approved by Board on: 8/20/2026 (draft)