

VILLAGE OF WESTLAKES  
BOARD MEETING  
Draft Minutes  
2/13/2018 7:00pm

**1.Executive Session** 6:30pm

- Fertilizer contract
- Grounds maintenance contract
- Dues issues

**2.Call to Order** 7:01pm

**3.Roll Call** members Hvass, Hall and Groepper present; members Clark and Saucedo excused

**4.Pledge of Allegiance**

Presentation by McAllen Police Officer Balli on neighborhood safety. Officer Balli discussed ways for the residents to maintain a safe environment around their homes. Suggestions included advising your neighbors when you are going to be gone; set timers on lights; and if considering security cameras opt for ones that are high resolution. He also provided the non-emergency number for the McAllen police 956-681-2000, for times you do not have an emergency but might need assistance, such as for abandoned vehicles.

**5.Approval of Minutes** approved unanimously

**6.Treasurer's report** Treasure Hall reported we have over \$84,000 in reserves plus \$10,500 in operating our operating budget, and as of January we were \$2,000 to the good compared to our budget.

**6a.Report on Executive Committee meeting and action**

- Fertilizer contract increase: the Board voted to increase the ceiling on the Fertilizer contract from \$20,500 to \$21,000 To allow for a more expensive herbicide that will kill Bahia grass.
- Grounds Maintenance contract: the Board decided to enter into initial discussions with our Maintenance Contractor for contract years 2019 and beyond. Depending on the results of that discussion the Board will determine if it is or is not necessary to look further.
- The Board also decide on how to proceed with two homeowner dues issues.

**7.Old Business**

- Increasing insurance coverage on VWL buildings: the Board is getting bids on this item
- Increasing rental fee on Clubhouse: a motion was passed unanimously to increase the rental fee for use of the Clubhouse to \$150 per day on any contracts signed in the future. The Board also clarified that fee is per day and access to the Clubhouse in advance of the day rented will not be allowed except for events exclusive to VWL members.
- Public Hearing on contractor use of brush area: a public hearing was held on the proposed regulations for the new brush area. After audience input the new regulations were passed unanimously and are appended to these minutes. The web site will be updated and printed bilingual copies will be distributed to all homeowners.

**8.New Business**

- Discussion on current grass standard: the current grass standard was discussed by attendees and the Board. As a result of the discussions, the current grass standard was repealed and replaced by the new grass standard appended to these minutes. That motion passed unanimously. The web site will be updated to reflect the new regulations.
- Request for variance on grass standard for two residences: referred to the architectural committee per newly adopted grass regulations
- Designate the President, Chuck Hvass as the registered agent for the Village, replacing Diego Torres

## 9. Standing Committee Reports

**Architecture:** nothing to report

**Grounds :** provided an update on activities and issues last month and projects underway, such as palm trimming and draining and refilling pond. When herbicide application is scheduled all members will be noticed, in advance and have the option, if requested, to opt out of the herbicide application if they treat the lawn themselves.

**Compliance:** work continues on bringing lawns and garbage can storage into compliance while the Village is working improving appearance of the common areas.

**Clubhouse Activities** the schedule for upcoming activities is on the web. Next up is the putting contest, February 23 and the Spring Fling and Golf banquets March 24

**Golf:** putting contest to be February 23 with lunch and refreshments afterward.

**Library:** nothing to report

## 10. Other Committee Reports

**Clubhouse Rentals:** nothing to report

**Communications** nothing to report

**Energy Efficiency :** as all three window bids exceeded the \$7,500 budget, the Committee is recommending holding off on windows until next year and combining this year's budget with next year and do both windows and coverings. The committee recommends the Board replace the failed A/C ducts immediately, along with the registers. Also to be recommended was replacing the three main thermostats with Nest electronic thermostats controlled by cell phone to cut down on over heating and over cooling by renters and others. Finally, if the budget allows, the attic should have a lot more insulation installed.

**Ladies Lunch:** was at Corner Bakery, will be at Los Asados next month

**Clubhouse Social:** Golf contest and Spring Fling were reiterated.

**11. Announcements** none

**12. Open Forum** no comments

**13. Adjournment** meeting adjourned at 8:20 pm

## **Trash and Brush policies for Association Brush pen (41st street) effective 02/14/2018**

a. Outside contractors or worker(s), hired by owners, may dump a reasonable amount of brush clippings and other yard trimmings at the Association brush pen (41st Street).

In the event of larger tasks, such as tree/palm trimming, which would overfill the Association pen, the contractor or worker(s) must take a major load to a designated offsite dump.

b. The Owners are to contact the Groundskeeper to schedule and inform of potential dumping activity by contractor/workers and to learn if space is available at the pen. This is to avoid filling up the pen on days when Association workers are planning major trimming of the grounds.

c. This Policy is to allow Village of Westlakes owners access to the Association pen for personal use only. This policy does not allow any outside contractor, not hired by an owner, to use the Association pen. Dumping trash in Association pen by anyone is strictly prohibited.

### Grounds Committee clarification:

Residents are advised that the brush area is emptied by the City during the second week of every month. If you want to ensure room is available for your brush, plan your yard work for the third week or to the end of the second week. All leaves **MUST** be placed in the city provided bags before depositing in the brush area!

A reasonable amount of brush clipping and yard debris is defined as anything contained in paper bags provided by the city, and one pickup load. Loads in excess of one pickup load must be hauled off site. In cases where sufficient space is available later in the month, the one pickup load may be extended to 2 pick up loads on a month to month basis, by an announcement from VWL Communications. All trash not bagged should be cut to lengths not to exceed 5 ft in length.

The storage area is open from 7:00am to 3:30pm Monday through Friday. After hours deposits can be made if supervised by the homeowner. The gate code is presently 4101, but will be changed soon. The new code will be provided by VWL Communications. To prevent illegal dumping, **DO NOT SHARE THE NEW CODE WITH YOUR CONTRACTOR**. The brush site is monitored by camera 24/7.

To maximize storage, all brush should be piled as far away from the gate as possible and on top of any existing brush.

\* The City of McAllen allows city residents to deposit brush at the recycling center at 4101 N. Bentsen Road free of charge. They also allow for a resident of McAllen to call ahead for their landscaper to deposit brush free of charge as well. The number to call is [956-681-4050](tel:956-681-4050).

\* This opportunity only is available when the recycling center is open. The center hours are Monday through Friday 8:30 to 4:30 and Saturday 8:30 to 12:00. Non-residents are charged \$3 per cubic yard.

**GRASS STANDARD effective 02/14/2018**

The action of the Board taken on September 19, 2016, as follows:

*Jim Hall made a motion to approve carpet grass style grass to sod on perimeter lots including non-adjointing golf course lots, Bill Duck second the motion. Board unanimously approved the implementation of carpet grass style grass varieties for non-golf course adjoining lots. Lots with perimeters adjoining to the golf course shall remain in compliance with TIF 419 grass requirements.*

Is hereby rescinded.

The grass style variety for the Village of Westlakes as expressed in the rules and regulations remains TIF Gren.

Any homeowner may seed or sod using TIF Gren without obtaining approval from the Architectural Control Committee.

Any homeowner may apply for a variation from the requirement for TIF Gren, following the Architectural Control Committee guidelines, and the Architectural Control Committee may permit any homeowner to use Saint Augustine grass under the following guidelines:

a. That TIF Gren grass has difficulty growing under the conditions existing in the homeowner's yard; and

b. The homeowner installs a barrier as specified by the Architectural Control Committee the length of the yard boundary that is 3 inches below the surface, and at least 2 inches above the surface of to prevent the spread of the Saint Augustine to their neighbor's yard. This requirement may be waived with written permission of the adjacent neighbors;

c. However if the homeowner is on a lot adjacent to the golf course, (Including lots 1-12, 5L-7L, 57L-46L, 42, 43, 44, 49, 50-58, 63-72, 85-92) the Architectural Control Committee shall require additional barriers as necessary to prevent the spread of Saint Augustine grass onto the golf course;

d. The homeowner, by requesting permission to sod, or plant Saint Augustine grass waives the right to have their yard treated with herbicide by the Village of Westlakes, unless the homeowner specifically requests herbicide treatment, with the understanding that herbicide used by the Village of Westlakes may damage or kill Saint Augustine grass.

e. A homeowner on a lot adjacent to the golf course, by requesting permission to sod, or plant Saint Augustine grass, understands that if the barrier to prevent the spread of Saint Augustine grass is ineffective, that the Village of Westlakes may take whatever action is found necessary to prevent spread of Saint Augustine grass to the golf course.

f. Carpet grass is expressly forbidden.

Upon passage of the motion, the Architectural Control Committee Guidelines shall be updated, including updates on the VWL website. The Village will adhere to the TIF Gren standard in the common areas



