

VILLAGE OF WESTLAKES JANUARY 17, 2011

Karen Kinerk, President	Present
Mark Roberts, Vice-President	Present
Dotti Egger, Secretary	Present
Gregg Greopper, Treasurer	Present
Hilda DeShazo, Palimentairen	Present

I. Call to order and Roll call: Karen Kinerk, President, called the meeting to order at 7:00pm.

II: Pledge of Allegiance: Karen, asked one of our newest homeowners, Mary Gross, to lead us in the Pledge of Allegiance.

III. Treasurer's Report: Karen asked Gregg to give the Treasurer's report. A copy will be filed with in the Secretary's book.

IV. Approval of December Minutes: Karen asked if everyone had read the December Minutes. Gregg made a motion we accept the minutes as written, Hilda, seconded, motion carried.

V. Committee Reports:

A. Architectural: Karen, reported a request for a fence on a perimeter lot.

B. Communications: Nedra, the news editor would be our of the country and Dotti would be doing the February newsletter. If you have anything you want in the newsletter, please contact Dotti.

C. Clubhouse:

1. Activities: There will be a Pancake Breakfast on 2/12/11 A Potluck on 2/17/11, and we need a volunteer host. A High Tea and Fashion Show, by Dillard's is planned for 3/12/11

2. Ladies Lunch: Carol Lund, Chairman reported that we had 17 ladies at the January Lunch. February's Lunch will be at Pappadeaux in Pharr, with the usual time of 11:30, but the lunch will take place on the first Monday, 2/7/11, so as not to interfere with Valentine Day.

There will be a notice in the news- letter about this change.

3. Rentals: Hilda reported that so far we have 4 dates reserved, 1/15; 2/6; 3/12 and 4/9. The clubhouse is also reserved for the VWL Activities: Saturday, 1/29 Golf Tourna- ment, Saturday, 2/12 Pancake Breakfast; Saturday, 2/19 for Putting Tournament; Saturday, 2/26 Putting Tournament (Rain date) Saturday, 3/12 Pancake Breakfast & High Tea; Friday & Saturday, Golf Championship and Saturday, 3/26 Golf Banquet.

4. Maintenance: Mark reported he had not had a chance to talk to Joe Salas, but did state that, since he worked full time he was going to need some help, if nothing else but back up when he was at work.

D. Golf: Millie Hedtkes sent a note to Karen with the following report. There will be a One Club tournament on 1/29/11; a Putting Tournament on 2/19/11 followed by a cookout with a rain date of 2/26/11; a Two Championship on Friday and Saturday 3/18 & 3/19/11 and finally the Golf Banquet to be held on 3/26/11.

E. Grounds: Gregg gave a brief report on the golf course and stated that there was money in the budget to plant some more trees around the common areas.

F. Neighborhood Watch: Diego Torres passed out a list of tips and phone number to call, Police, Fire Department etc.

G. Swimming Pool: Mike Alebis reported that he was still trying to get bids for the roof if we decide to go with Solar. Gregg made a suggestion that he look into obtain a professional Structural Engineer to make sure it is a sound project. He also said that he still only had one bid for Solar. Gregg made a motion that Mike get a blanket with a roller for the pool as part of the Solar Pool project. Mark, seconded the motion, the motion carried. This will allow Mike to spend up to \$500 without getting the board to have to vote or get three bids.. The pool has a problem with people leaving cans around and that when they are put into the plastic bags they end up ripping. Gregg also suggested that Mike look into getting large tubs for the cans.

H. Concern's: Karen has formed this committee and is looking for a few more people to help. She explained that they would take care of complaints from neighbors with other neighbors..

I. Compliance: This is another committee that Karen, has formed to help the board deal with problems. This committee will be chaired by Karen, since it will deal with individuals that are not in compliance with the By-laws and Covenants of The VWL. Diego and Larry, said they would be willing to approach the neighbor about the problem before a letter was required.

VI. Old Business:

A. Daffodil Fence

1. Action: An e-mail action without a meeting was taken to approve the bid from Contour Curbs to apply a sealant coat to the new Daffodil fence. The motion passed.

2. Stain: Karen, stated that Marcus and his men will do the job for \$1400, but the stain will cost an additional \$275, for a second coat. Gregg made a motion to add the \$275 for a total of \$1675 to Contour Curbs for the sealing and staining of the Daffodil Fence project.

B. Noncompliance Issues from Executive Session:

Gregg made a motion to have Marcus and his men clean up the yard and bill the owner of Lot 23. Hilda seconded, motion carried.

VII. New Business:

A. Legal Questions from Executive Session: The Board will proceed with requesting legal advice concerning the foreclosure of one of the lots.

B. Landlocked Lots: There is an easement problem on Lot 53 L, where their driveway crosses common property. We have instructed the title company to submit proper paperwork in order for us to proceed.

C. Pool:

1. Blanket: Discussed earlier, see Pool above.

2. Roof: Discussed earlier, see Pool above.

- D. Cleaning Contract:** Gregg made a motion that we renew our cleaning contract, but revise it with a check off list. Mark, seconded, motion carried.
- E. Pest Control for Clubhouse:** Karen reminded people that if bugs were noticed, please inform Mark so that he can inform the pest control people since we have a contract with them.
- F. Can Collection at Pool:** Discussed earlier, see Pool above.
- G. Paper Check Fee:** Karen will ask Norm to keep track of the number of paper checks he has to deal with and how many trips to the bank, etc. We will revisit the subject in March.

VIII. Open Forum: Diego asked if we could not afford to get a Big T.V. for the Movie Nights. Mike also thought this was a good idea.

IX. Announcements:

A. February Meeting - canceled.

B. March Meetings.

1. Work Session - March 14th at 7:00 P.M.

2. Executive Session - March 21st at 6:30 P.M.

3. General Session - March 21st at 7:00 P.M.

C. Garage Sale: Hilda announced that we will have a Garage Sale on April 30. She will take care of the advertising but each individual home owner will have to get their own Permits from the City.

X. Adjournment: Meeting was adjourned at 8:11 P.M. Submitted by Dotti Egger, Secretary

VILLAGE OF WESTLAKES March 21, 2011

Karen Kinerk, President	Present
Mark Roberts, Vice-President	Present
Dotti Egger, Secretary	Present
Gregg Greopper, Treasurer	Present
Hilda DeShazo, Palimentairen	Present

I. Call to order and Roll call: Karen Kinerk, President, called the meeting to order at 7:00 pm and called roll.

II: Pledge of Allegiance: Karen led us in the Pledge of Allegiance.

III. Treasurer's Report: Karen asked Gregg to give the Treasurer's report. We have 13 homeowners delinquent as of March 6 for a total of \$11,496. Of this amount \$5,878 is a foreclosure and one other who is \$2,000 behind. Our checking account is \$ 91,417.08 of which \$36,132 is our reserve money.

IV. Approval of February Minutes: Gregg made a motion we except the minutes as corrected, Mark, seconded, motion carried.

V. Committee Reports:

A. Architectural: No report.

B. Communications: Newsletter items ar due for the April edition, May and June will be combined as well as July and August. Nedra also needs final info on the WVL Garage Sale which is scheduled for April 30th. Also there are several homeowners that have yet to pick up their directories, which have important updates and information.

C. Clubhouse:

1. Activities: No report.

2. Ladies Lunch: Carol Lund, Chairman reported that we had 13 ladies at the February's Luncheon which was at Pappadeaux in Pharr.

The April Luncheon will be at Cheddars at Expressway 83 in McAllen with the usual meeting time of 11:30 a.m.

3. Rentals: Hilda reported that so far we have 5 dates reserved, 3/25; 3/26; 4/2, 4/9 and 4/15. The clubhouse is also reserved for the VWL Activities: Friday & Saturday, Golf Championship and Saturday, the Golf Banquet 3/25 and 3/26.

4. Maintenance: Mark reported he had Norma Rodriguez translate the cleaning contract and check sheets into Spanish and also had her go over everything with the cleaning lady to make sure she understood both, and what is required on a weekly bases. He also reported that the light fixture panels were reviewed by the board on 3/14/11 and it was determined that everyone liked the "Crystal Ice" pattern. He is getting quotes to have the panels and bulbs changed out.

D. Golf: No report.

E. Grounds: Problems for this month include the filter failing on the small irrigation pump, which caused damage to the small pump, and had it out for two weeks. That required hand water- ing, which took time away from other tasks. The repairs and installed filter cost \$754..00. All the sprinkler heads are still not cleared due to the clogging problem. Some of the zones are still being worked on. Once all the sprinkler are working cleanly, we will sod some dead areas in fairway 4, we will begin work on creating a plant nursery for greens grass north of fairway 5. We will use plugs from the greens we aerate later this Spring to start the nursery at very little expense to the Village. Maggie McAfee and Tom Roerig are working on a plan to replant the flowerbeds at the pool and the two entrances to the Village. Once the sprinkler project is finished the plan is to remove old dirt and plant perennials that are low maintenance. The grass carp permit is on hold pending a screen. I have sent a picture of the screen top the Texas Parks and Wildlife before they will OK the permit. Even though the carp are sterile they don't want them escaping into the public waterways. We are still getting bids for the connecting line between pond 1 and the pond behind the clubhouse. It was located under 2 feet of mud. I 'm trying to get Jet Pro to clean it out the pipe under the amount we have budgeted (\$3,000)We are

looking to get the shut off between ponds one and two fixed so when we clean out the old line we won't have to drain all the ponds. Gregg stated that there was money in the budget to plant some more trees around the common areas we are still hoping for matching funds from the city. Marcus spot sprayed the greens for ants last week but this week is putting down a broad base killer on all greens. He also had his guys working extra this weekend for the golf tournament mowing greens and resetting pins on Saturday.

F. Neighborhood Watch: No Report

G. Swimming Pool: No report.

H. Concerns: No Report

I. Compliance: The Compliance Committee actually began in

January, but because the Chair was out of the country and out-of-town guests, the residents did not get visited. The plan is to revisit the neighborhood at the end of this month. Diego Torres and Larry Reicha will then be visiting neighbors to go over the issues of noncompliance. Hopefully, the problems will be resolved and no further action will be needed. If the issue is not resolved, a formal letter will be sent to the resident and/or the owner. Many of these issues involve yards that need maintenance or trash receptacles that are out in plain view. Use this as a notice to spruce up your area before the committee is needed.

VI. Old Business:

A. **Solar Heating Progress and Plans:** Karen reported that Mike Alebis held a meeting to discuss the future of the pool. He wanted to get an idea of what residents want. Karen reported that those who were at the meeting seemed to be more concerned with fixing the pool over solar heating. Mike is planning to have several more meetings at different times and different days so that hopefully more people can show and express their opinions.

B. **Paper Check Fee:** The idea of a fee for paper checks is still

being considered. Gregg suggested we get a list of those who are still writing checks and divided up the list for a personal contact. There might be some who do not realize that electronic bank checks are not the same as ACH. It was agreed to follow the suggestion.

- C. Lot 23L Status Information:** Gregg reported that our lawyer has indicated that the status of Lot 23L, which was foreclosed, is more in the hands of Bank of America, who held the loan. Since we will not be able to sell the property, renting was discussed. Gregg moved that we change the locks and have a walkthrough inspection to determine the rent ability of the property. Dotti seconded the motion, which then passed.
- D. Easement Information:** The prospective buyer had an easement problem on Lot 53 L, where their driveway crosses common property. This has been resolved to the satisfaction of the Title Company and all have signed the paper work. It would be wise of the homeowners who have a similar problem to check into the issue before selling.

VII. New Business:

- A. Social committee Chair:** Karen announced that Marsha Davis had resigned as Social Committee Chair. If anybody is willing to take the position, please let her know.
- B. Meeting with City Concerning West Side:** Hilda indicated that she had spoken with people from the City who were saying different things. Nedra Kinerk was able to add to the subject since she had spoken to Pilar Rodriguez about the situation. Karen asked Hilda if she would contact Pilar and request a meeting.
- C. Appropriate Contracts:** Karen reported that residents had been contacting board members about specific concerns. This is not a problem, except that they should contact the member who deals with that specific issue. Below is a list of the board member who deals with each concern.

1. Grounds - Gregg Groepper
2. Clubhouse Maintenance - Mark Roberts
3. Clubhouse Rentals - Hilda DeShazo
4. Structural Compliance and Lawn Maintenance - Karen Kinerk.

VIII. Open Forum:

- A. Hal Kicza has bought a new grill and is requesting that we built something to protect the new grill from rusting. The board gave him permission to draw up something for the Architectural Committee to approve or disapprove. He also requested to sell the old grill and permission was given to do what ever he felt was the best thing to do with it.
- B. Nedra Kinerk related details concerning two upcoming informational events. One is a forum about Water District 3 and its possible takeover by McAllen. This will be held on April 29 at 5:30 to 7:00 PM at the Cooper Center Auditorium at the STC Pecan Campus. The other event concerns two forums with candidates in the upcoming elections. The McAllen School Board candidate forum will be April 26 at 6:00 to 8:00 PM, and McAllen City Commissioners and PUB candidate forum will be April 28 at 6:00 to 8:00 PM. Both of these will also be at the Cooper Center Auditorium.

IX. Announcements:

- A. Karen announced that the dates for the April meetings. They are April 11 at 7:00 PM for the work session, April 18 at 6:30 PM for the executive session, and April 18 at 7:00 PM for the general session.
- B. Hilda reminded us that we will have a Garage Sale on April 30. She will take care of the advertising but each individual homeowner will have to get their own Permits from the City.

X. Adjournment: The meeting was adjourned at 7:50 P.M. Submitted by Dotti Egger, Secretary

VILLAGE OF WESTLAKES

April 18, 2011

Karen Kinerk, President	Present
Mark Roberts, Vice-President	Present
Dotti Egger, Secretary	Present
Gregg Greopper, Treasurer	Present
Hilda DeShazo, Palimentairen	Present

I. Call to order and Roll call: Karen Kinerk, President, called the meeting to order at 7:00 pm, and called roll.

II: Pledge of Allegiance: Karen lead us in the Pledge of Allegiance.

III. Treasurer's Report: Karen asked Gregg to give the Treasurer's report. We have \$94,188.26 in the bank with \$36,132 of that in reserve money. The city has funded their share of the fence project so we have \$ 4,463 than we didn't budget for. We may need to consider amending this year's budget to allow for that income and the uncertainty of the solar pool project and consider whether or not to make other expenditures like refrigerators and stoves for the clubhouse.

IV. Approval of February Minutes: Gregg made a motion we accept the minutes as corrected, Hilda, seconded, motion carried.

V. Committee Reports:

A. Architectural: No report.

B. Communications: Nedra Kinerk reported the summer issues of the Link newsletter will be combined into May-June and July- August.

Please send in any news items by the end of April for May-June and around June 25th for the July-August issues. The May -June Issue will be late due to personal commitments.

C. Clubhouse:

1. Activities: Karen reported that they still have not found a chairperson to be in charge.

2. Ladies' Lunch: Carol reported that last month 9 Ladies met at Red Lobster. In May they will meet at Roosevelt's on North Main Street. Anyone who is interested in coming should call Carol Lund at 683-9522, she needs to make reservations for any large groups. They always have an enjoyable time at the monthly luncheons and encourage anyone to join them.

3. Rentals: Hilda reported she had a few rentals but that there were no problems.

4. Maintenance: Mark reported he had spent \$57.91 on Paper Towels, Toilet Paper and Air Filters. He is still trying to get a quote to replace the clear panels and bulbs.

D. Golf: No Report.

E. Grounds: Gregg reported the sprinkler heads are about all cleaned out and a few battery valves are worn out, but Marcus and his men are working on this. The fairways and greens are being aerated and the green grass nursery is underway. The tall grass in the ponds are being cut back this week. Once the maintenance work is completed, we will start to work on the bald areas on fairway # 4 and replanting the glower beds by the pool and 43rd street entrance. Haven't as yet found any matching funds for our Tree project but haven't given up yet. Residents are reminded to deep water their trees; run their hose on the trees for at least one hour, since the drought could kill some of the bigger trees.

F. Neighborhood Watch: No report.

G. Swimming Pool: Mike is out of town at the present time but will have another meeting at the pool in two weeks. There is lots of algae around the walls of the pool. Xavier reported that they will have to

start coming twice a week to service the pool. He was to add chemicals to take care of the algae. Mike left the key to the poolroom with Joann Reyerson if the pool need to be warmed for aerobics and also if Xavier should forget his key when he comes to service the pool.

H. Concerns: No report.

I. Compliance: Karen reported that the Compliance Committee will be visiting people concerning issues of noncompliance. Most of these issues concern yard work, actually the lack of yard work. Another big concern at this time is the number of people who are NOT watering. There are many yards that are in danger of losing their lawns completely because of the lack of watering. The lack of rain has exacerbated the problem, so instead of watering less, some need to water more! Letters will be sent after the visits or try to visit to alert the owner of the problem needing correction and possible fine for continued noncompliance.

We also still have a number of residents who have not properly stored their trash receptacles. These people will also have a committee visit and/or letter.

VI. Old Business

A. Drain Cleaning: Gregg reported that Jet Pro had given us the best bid to clean out the drains behind the clubhouse and that they had worked with us before. Gregg made a motion that we except their bid Hilda seconded, motion carried.

B. Paper check information: Karen stated that we are still talking about an extra fee. We are presently trying to contact residents who still use paper checks to see if they are willing to change over to bank drafts.

C. Lot 23L.: Gregg reported that we are at an impasse with Lot 23L which went through foreclosure. Since the bank will not work with us and it would take a lot of money to get it ready for rental, renting is not an option unless a person could be found who is quite handy with remodeling. We have changed the locks. Gregg did state that the previous owner had left a computer and some other personal items. Dotti made a motion that we remove these items and charge \$25.00 a month for storage. Mark seconded, motion carried.

D. Tree Grant Information: Karen reported that the city had turned us down for a grant. However, Gregg had talked with Mark Krozce, the city's forestry expert and there may be some other way of getting a grant to plant more trees. We still have the \$4,000 set aside and will continue the effort to get matching funds.

E. Meeting with the City: Karen reported on the meeting with the city. We met with Yvette Barrerra and Mario Cruz who discussed the Bentson project. They were asked to return with a landscaping plan. They will do so at the next board meeting on May 16. Karen did bring up the fact that there are too many cars and trucks using the dirt road behind the homes on 43rd street. Yvette said she would take care of it and a barricade at the irrigation boxes has been placed there so that it can't be used from Daffodil but are still entering from Bentson. This has been pointed out to her and hopefully will solve this problem soon.

VII. New Business: A. Covenant & By-Laws Committee: Karen reported that our Covenant & By-Laws need to be reviewed and updated. She is asking for volunteers to serve on this committee.

B. Clubhouse Use Reminder: Hilda came up to the clubhouse to check on something and found that there was popcorn on the floor and on the tables, also used paper plates and cups. Residents are reminded that if they come in to use the facilities, clean up any mess.

C. Debris Pile Reminder: Karen reminded homeowners that if they are having someone work on their yard it is fine to put their debris in however, remind them to go all the way in and not just dump it over the fence. It leaves an empty space in the back that could have been used and then the mess looks bad to all who drive by it. All they have to do is open the gate and back in and unload and be sure to close the gate afterwards. If you see someone who doesn't belong get a picture of the vehicle's license plate with your cell phone and call a board member, we will call the police after checking into it.

VIII. Open Forum: (for general VWL concerns)

Nedra Kinerk, wanted to remind homeowners of two Candidate Forums coming up at STC Cooper Auditorium Tuesday, April 26 for the School Board and Thursday, April 28 for the City & Utilities Board.

Jan Baylog, wanted to know why we needed a Committee for the Covenant & By-Laws. It was pointed out that several things were not being enforced and that possibly we needed to update some of the items.

IX. Announcements:

A. May Meetings

- 1. Work Session - May 9 at 7:00 pm
- 2. Executive Session - May 16 at 6:30 pm (if needed)
- 3. General Session - May 16 at 7:00 pm

B. City Meeting - May 16 at 7:00 pm (included as part of the General Session)

X. Adjournment: Meeting was adjourned at 7:52 pm. Submitted by Dotti Egger, Secretary

VILLAGE OF WESTLAKES May 16, 2011

Karen Kinerk, President	Present
Mark Roberts, Vice-President	Absent
Dotti Egger, Secretary	Present
Gregg Greopper, Treasurer	Present
Hilda DeShazo, Palimentairen	Present

I. Call to order and Roll call: Karen Kinerk, President, called the meeting to order at 6:00 pm, and called roll.

II: Pledge of Allegiance: Karen lead us in the Pledge of Allegiance.

III. City Officials - Bentsen Landscaping

Karen introduced the people from the city. Sally Gavlik, Director of Parks and Rec; Mario Cruz, City Engineer and Mark Kroeze, City Forestry Director.

Mario Cruz stated that the city part will end on September 24th their part of the project after all the excavation boxes are in place. He also stated that the landscaping on the slop of the west side will be handled by Jeremy S. Coy who will be the liaison between the city and the water district. The berm is coming along and he guaranteed the walking trail will be on the west side of the berm.

Mark Kroeze stated they will be using Mt. Laurel, Ash, Texas Ebony and some other native trees as well as Retama and grasses. Andrew Hefner will do the landscaping. The second phase will plant some trees from the city nursery.

Sally Gavlik stated that there will be a drip line system that will last for two years, plenty of time for the trees and plants to get established.

Mark Kroeze feels that after everything is finished the wildlife will return to our western boundary

They assured us that they will be planting large trees and scrubs along the berm area on the western boundary of the village as soon as the Bentsen Road project is complete. They also assured us that they will come back as many times as we need them to in order to go over all the above items.

The whole Bentsen Road project will be done in three phases.

Before Sally left, Sue Lewis asked if we could have a gate put up by the city on the entrance to the Daffodil Park. It appears to several of us that it is a drug pickup point after dark and a gate would help discourage this type of activity in our area. Sally Gavlik will certainly look into it.

IV. Old Business:

A. Drain Cleaning - Budgeted \$3,000 for the job, Jet Pro's bill was \$2,500; Gregg also mentioned that we bought 180 acre feet of water and it should last us three years.

B. Paper Check information - Karen reminded owners that the Board will be addressing the issue of a fee for using paper checks. The current thought is to raise the monthly fee to \$125 and to grant a monthly rebate of the \$5 increase to all who utilize the ACH process.

C. Dogs and mowing - Grass will not be mowed if dog poop is not picked up by homeowner. We realize that there are strays that come thru from time to time, but it does mess up the mowers and causes a problem.

V. New Business:

A. Removal of Oak or Orange tree at 41st and Camellia – The Board will be addressing the issue of the problem of no grass under the trees at 41st and Camellia in June. The current thought is that one of the trees must be removed.

B. Removal of Oak in front of lots 20L and 21L - Another area with a tree problem is on Carnation Court in front of Lots 20L and 21L. The tree is too big for the area. The roots have taken over the area. This will also be voted on in June.

C. Budget modifications - Another vote in June will involve amending the budget to adjust for the extra income due to the \$4667 grant money from the city. An additional amendment will consider the \$13,500 that is currently budgeted for solar heating. Now that we do not seem to be wanting the project, we need to re-budget the money.

D. Action without a meeting. A vote was taken via email to allow a chipping contest on the golf course adjacent to the clubhouse during a private party. The motion was unanimously approved through email.

VI. Announcements

A. June Meetings

1. Work Session - June 20 at 7:00 PM
2. Executive Session - June 27 at 6:30 PM
3. General Session - June 27 at 7:00 PM

B. Calling Code Enforcement (681-1900)

VII. Adjournment: Meeting was adjourned at 7:35 pm.

Submitted by Dotti Egger, Secretary

VILLAGE OF WESTLAKES June 27, 2011

Karen Kinerk, President	Present
Mark Roberts, Vice-President	Present
Dotti Egger, Secretary	Present
Gregg Greopper, Treasurer	Present (via Skype)
Hilda DeShazo, Palimentairen	Present

I. Call to order and Roll call: Karen Kinerk, President, called the meeting to order at 7:00 pm, and called roll.

II: Pledge of Allegiance: Karen lead us in the Pledge of Allegiance.

III. Treasurer's Report: Karen read Gregg's report. We have \$97,830.33 in the bank with \$36,132 of that reserve money.

IV. Approval of April Minutes: Hilda made a motion to accept the minutes as corrected. Dotti seconded, and the motion carried.

V. Committee Reports:

A. Architectural: Karen reported that the ACC had one request this month. It was to add an addition to a porch. We thank the residents who follow the proper procedure and get permission before beginning their project.

B. Communications: No report.

C. Clubhouse

1. Activities: No report.

2. Ladies' Lunch: No report.

3. Rentals: No report.

4. Maintenance: No report.

D. Golf: No Report.

E. Grounds: Gregg reported that the grant to help with plantings has been submitted to the State. Marcus will be patching the area under the fence on Carnation where the kids and animals are getting through. He will also be continuing the work on the automatic irrigation system on the Golf Course and common areas. The Committee is in communication with Donna Pridgeon concerning a tree on her property that is leaning over and making it difficult to mow the area. A plan to solve the problem and, if possible, save the tree will be decided on later this summer. Marcus would also like the residents to be informed NOT to use "Quick couples" to draw water from the lakes to water their lawns. Use of the "Quick couplers" cause the pump to repeatedly turn on and off because they don't draw sufficient water; as a result, the pump will either kick out or burn up. Lastly, Marcus has invested in a special new mower to cut the grass in the tee boxes and aprons around the greens. The Grounds Committee would like to speak for all of us in thanking Marcus for all he does to continuously improve our golf course.

F. Neighborhood Watch: No report.

G. Swimming Pool: Mike Alebis reported that he had sold 8 keys to the pool in the past 2 months. He also reported that he has decided that we should not proceed with the solar heating at the present time. There are some things that need to be looked at right now, such as the heaters for the pool. He talked with Xavier about what it would cost, and Xavier said heaters would cost approximately \$4700.00 for the main heater and about \$3500.00 for the smaller one. He also mentioned that there are a couple small cavities at the deep end of the pool that in time will need to be repaired. Mike also took it upon himself to power wash the whole deck and most of the building.

H. Concerns: No report.

I. Compliance: Karen reported on the progress of the Compliance

Committee. Letters had to be sent to many residents. It was not a pleasant job and took a lot of time, but the job had to be done to continue the look of our neighborhood. Some people were assessed a fine after not responding to the letters sent by the Committee.

VI. Old Business

A. Tree Removal:

1. The problem of the oak and orange tree on the corner of Camellia and 41st was addressed. With the two so close together, grass is not growing and the trees are compromising each other. Dotti moved to have the orange tree removed. The motion was seconded by Mark and passed unanimously.

2. Another location with a tree problem is on the area in front of lots 20L and 21L. The tree is too big for the area and has so much root system that no grass can grow. Hilda moved that we request bids for the cost of removing the tree. After Mark seconded the motion, it passed unanimously.

B. Paper check information: Karen stated that we are still talking about an increase of \$5 in dues with a \$5 rebate for using the ACH system. Since we will need to decide in order for Gregg to prepare the budget that is sent out with the annual meeting notice, we will need to address this soon. Karen asked Gregg to have a motion prepared for notice in August and a vote in September.

C. Budget Amendments:

1. Adjusted for grant money from city: Gregg asked to make two amendments to the Budget. Motion 1 is to increase the income by \$4667 and expenditures as follows: an additional \$400 for newsletters (Admin), plus \$3,700 for equipment repairs for 2 stoves and 2 refrigerators (Clubhouse); plus \$567 for water (grounds) and adjust total amounts accordingly. Dotti seconded his motion with the passed unanimously.

2. The second budget adjustment concerned the money from Pool (Solar Heating project): Motion 2 is to decrease the Pool budget, repairs and maintenance by \$13,500 effective August 30 if the Board has not received a recommendation on the pool project with three

bids. Reallocation of the funds will be in accordance with Board motions at the August meeting. Mark seconded his motion with the passed unanimously.

3. Karen read through the items that have been suggested for projects to use the \$13,500. They include:

- a. South Fence/Border
- b. Pool heaters
- c. Pool surface
- d. Parking lot
- e. Clubhouse landscaping
- f. Doggie Waste Containers
- g. Clubhouse Computer Upgrades

D. Clubhouse Use Reminder: Karen reminded people who rent the Clubhouse for a party need to remember the neighbors who live around the Clubhouse. There was a recent party that had loud music and people who were still partying after 10:30. Hilda reminded people who rent are to have the party end by 10 PM. Cleanup may continue after that until 11 PM, Karen stressed that the party need to end by 10 PM and even before that, the music should not so loud that neighbors complain.

VII. New Business:

A. No Parking Zone Request for Carnation Ave (east) and Court:

After some discussion Dotti made a motion that we ask the City to designate the circle areas of Carnation Avenue (east) and Carnation Court as No Parking. Hilda seconded; the motion carried.

B. Tree Removal:

1. Cedar Pines behind lot 59L. The pines are unwanted because of the damage being done to the house on lot 59L. Dotti made a motion we remove said trees. Hilda seconded; the motion carried.

2. Oak tree in front of lot 12L. The oak in this area has roots that going under the foundation. Dotti made a motion we request bids to remove this tree. Hilda seconded; the motion carried.

3. Mesquite behind lot 10L. This tree leaning and is in danger of falling on the house on lot 10L. Hilda made a motion this tree be removed. Dotti seconded; the motion carried.

VIII. Action on Executive Board Topic

A. Legal fees: Gregg made a motion we pay the legal fees connected to the foreclosure of lot 36L and authorize our lawyer, Mark Twenhafel, to also be contracted for any matters of foreclosure of lot 36L including, but not limited to, a Title search. Mark seconded the motion, and the motion carried.

B. Title Search: Item covered with above motion.

IX. Open Forum: (for general VWL concerns)

A. Nedra Kinerk let us know that the City of McAllen has indicated that buying Bell's property has become a priority. This means we may not need a security fence/shrubs. She also said that she had information from the County Urban Forester, Mark Kroeze, that might help save some trees too close to foundations. He recommended a product called Bio- Barrier. Nedra's last comment was a request. She would like to stress that nonresident owners should be giving us the contact information of their renters.

B. Mark mentioned that since Gregg is gone, Marcus seems to be on vacation. Several things are not getting done to include edging, cleanup after mowers, etc. Gregg said he would give Marcus a call.

C. Barbara Moffitt stated she was concerned about having people at the Pool past 10:00 PM. It was suggested that she or anyone else call the Police.

X. July Meetings:

A. Work Session - July 11 at 7 PM

B. Executive Session - July 18 at 6:30 PM (if needed)

C. General Session - July 18 at 7:00

X. Adjournment: The meeting was adjourned at 7:59 PM.

Submitted by Dotti Egger, Secretary

VILLAGE OF WESTLAKES August 15, 2011

Clubhouse at 7:00 PM

Karen Kinerk, President	Present
Mark Roberts, Vice-President	Present
Dotti Egger, Secretary	Present
Gregg Greopper, Treasurer	Present (via Skype)
Hilda DeShazo, Palimentairen	Present

I. Call to order and Roll call: Karen Kinerk, President, called the meeting to order at 7:00 pm and called roll.

II. Pledge of Allegiance: Karen lead us in the Pledge of Allegiance.

III. Treasurer's Report: Gregg reported that we have \$105,608.69 in the bank with \$36,132 of that as reserve money.

IV. Approval of June Minutes: Mark made a motion to accept the minutes as corrected. Dotti seconded, and the motion carried.

V. Committee Reports:

A. Architectural: Karen reported that the ACC is dealing with a homeowner who built a porch addition without prior approval. As soon as they were reminded, they have tried to correct the issue. Hopefully, everything will be in compliance by September.

B. Communications: Nedra Kinerk, reported three items:

1. The Link Newsletter - Committee chairs should submit their information for the September newsletter this week or no later than next week. The newsletter is being emailed to all owners and resident renters. Those without email will have copies mailed by the board to ensure that all information about their property gets to them. Unfortunately, some nonresident owners and others who most need the information about their property are apparently not downloading the newsletter.

2. 2010 VWL Directory and Rules & Regulations - It has also been noted that a number of owners and resident renters have still not picked up their FREE 2010 Directory or the VWL Covenants & ByLaws. Without this information it is hard to be informed about what is needed for your property. Fines for noncompliance on property care have resulted for some who did not read the VWL property compliance rules. Copies are available at the VWL Office or you may call or email me.

3. 2010 VWL Directory and Rules & Regulations - Information for the 2012 Directory, Covenants and ByLaws will be collected with the notice of the Annual Meeting -- subject to Board approval. Collecting Directory information is an arduous and time-consuming task. Volunteers (especially Spanish speaking) will be needed for personal visits and phone calls to people who do not respond. Collecting information with the Annual Meeting notices may help. It is especially difficult to get information on renters. Please email or call Nedra when you notice neighbors who are renting moving in or out so we can get their contact information and provide them with the Directory and Rules and Regulations which we expect them to follow. Dotti, made a motion we accept Nedra's proposal; Mark, seconded, and the motion carried.

C. Clubhouse

1. Activities: No report.

2. Ladies Lunch: Carol Lund reported that on August 8th people met at the Master Piece Cafe. There were 6 ladies in attendance. The next luncheon is September 12th at the Lone Star BBQ on 10th street. Please call Carol at 683-9522 to make reservations. Everyone is welcome along with any guest you would like to invite.

3. Rentals: No report.

4. Maintenance: No report.

D. Golf: No Report.

E. Grounds: No report.

F. Neighborhood Watch: No report.

G. Swimming Pool: Mike Alebis reported that Xavier, the pool guy, had to change a filter and replace a manifold in the filtration system. You can tell when this happens because of the grit that comes into the pool. There is an excess of old parts in the pump room. Xavier said he would go through it and throw away what is not needed. Then Mike will clean up the room.

H. Concerns: No report.

I. Compliance: Karen reported that the Compliance Committee has continued to make the rounds each month. There were fewer issues in July, but, unfortunately, the number of noncompliance issues rose in August. The issues are mainly weeding, grubs, and/or watering. A few residents have actually had fines assessed. The CC would like to stress that residents should not depend on the committee before maintaining their premises; it would be nice to have no need for this committee. Make yard maintenance a scheduled project. A new member has been added to the CC. Ken Boyle is the new member.

VI. Old Business

A. Covenants, ByLaws & Rules Committee Members: Karen reported that Nedra Kinerk and Ken Boyle are working with her on updating the Covenants, ByLaws, and Rules & Regulations.

B. No Parking Zone for Carnation Ave (East) Report: The curb has been painted yellow by the city indicating *No Parking*. The City will return to paint the words on the curb.

C. Oak Tree Removal: The board received three bids for removal of the oak tree in front of lots 12L and 14L. They were:

1. Valley Trimming - \$ 1212 + tax

2. Avalos Tree Service - \$ 1600 + tax

3. Abel's Tree Service - \$ 1175 + tax

Karen stated that Abel's was our regular tree service that we use for the palm trees. Dotti made a motion we go with Abel's bid; Gregg seconded; motion carried.

D. Paper check Processing Fee vote: Karen stated that the Board has decided to vote on a processing fee for paper checks instead of increasing fees and giving a rebate, which would be confusing. Karen entertained the following motion: Effective January 1, 2012, any owner submitting the monthly maintenance fee via paper check will be charge a \$10 processing fee to be added to the monthly Homeowner assessment. Gregg moved that we accept this motion, and Mark seconded the motion. The vote was 2 for and Dotti voting against.

E. Budget Amendment Vote: The budget will be amended so as to remove \$13,500 from Pool Repairs and Maintenance and redistribute it as follows: \$8,200 for Pool heating, \$1,000 for grounds water, \$1,000 for grounds irrigation repairs, with the remaining \$3,300 to be added to the grounds plans. Gregg made this a motion. Mark seconded; and the motion carried.

F. Kitchen Appliances Bids and vote: The following bid was received for the clubhouse appliances. Two stoves, Frigidaire model FFED3015LW plus Range cords for a total of \$ 1,894.53 and Two Refrigerators, LG model LBC22520SW plus water connection hoses for a total of \$1,991 .74 for a grand total of \$ 3,886.26. Dotti made a motion we accept this bid. Gregg seconded; the motion carried.

VII. New Business:

A. Action-Without-A-Meeting Report: Karen reported that during July, the Board carried out a motion to prohibit pets from the golf course. The motion carried unanimously. This was needed because it has been a policy but was not actually in the Rules & Regulations.

B. Maintenance Contract Review: Karen announced that the Board plans to request bids for the maintenance contract since the current one expires at the end of 2011. She asked if any volunteers would

help update the contract specs. The following homeowners have agreed to serve on this Committee with Karen: Lydia Mora, Larry Rericha, Nedra Kinerk, and Mark Roberts.

C. State Law Requirements for Covenants, ByLaws, and Rules:

Karen explained that the State has passed some new requirements for Homeowners Associations. One of the new requirements is to have up-to-date Covenants, By-Laws, and Rules. Once we have a county-filed document, we have to keep the rules updated by refilling or keeping the updates on a web page. Norm Sands provided some information about keeping a web page. The Board will need to follow up on this option.

D. State Law Requirements for Elections: Karen reported that another part of the new Homeowner law governed elections. We will be slightly affected by the requirement that all owners are able to run as a Director and all are able to vote, regardless of delinquency status. Also, all ballots must be signed. Email and fax ballots will be allowed. The last issue to affect us is that any change or addition made at the Annual meeting would nullify any absentee, email, or fax votes. In order not to nullify any votes, Karen will propose an election calendar.

E. Election Procedure Plan Vote: Due to the above-mentioned reason, Karen proposed the following calendar to be adopted by the Board in order to prepare for the elections at the Annual meeting.

1. August 15 - Name Nominating Committee (NC)
2. August thru October-NC Procure Candidates for:
 - a. Two 3-year terms
 - b. One 1-year term
3. October 17 - NC Presents Slate of Candidates.
4. November 14 - Accept Nominations from the floor.
5. November 14 - through November 30 - Mail Annual Meeting Notice with Ballots.
6. December 11 - Election

Gregg moved to accept this calendar, and Mark seconded the motion, which passed unanimously.

F. Nominating Committee members: Karen announced that Sue Lewis and Linda Irgins have agreed to serve.

VIII. Open Forum: (for general VWL concerns)

A. Carol Lund questioned the \$ 10.00 a month fee for paper checks and the fact that it would total an extra \$120.

B. Nedra reported that the road between Dove and Bicentennial will be open in 30 days. She also stated that the Bentsen Road project hopes to be finished in a year and the cost will be \$ 4.8 million.

C. Craig Christensen stated that the greens are dead and no one is able to play on them.

D. Norm Sands asked if someone continues to park by the yellow (No Parking) should they call the Police? (Karen said to let her know and she would write them a letter. If they still persist them we might call the police to help with the problem.)

IX. September Meetings:

A. Work Session - September 12 at 7 PM

B. Executive Session - September 19 at 6:30 PM (if needed)

C. General Session - September 19 at 7:00

X. Adjournment: The meeting was adjourned at 7:50 PM.

Submitted by Dotti Egger, Secretary

VILLAGE OF WESTLAKES September 19, 2011

Karen Kinerk, President

Present

Mark Roberts, Vice-President	Present
Dotti Egger, Secretary	Present
Gregg Greopper, Treasurer	Absent
Hilda DeShazo, Palimentairen	Present

I. Call to order and Roll call: President Karen Kinerk called the meeting to order at 7:05 PM and called roll.

II. Pledge of Allegiance: Karen lead us in the Pledge of Allegiance.

III. Treasurer's Report: Karen read Gregg's report ,which indicated that we have \$101,331.81 in the bank and an additional \$925.00 in checks to be deposited for a total of \$102,256.81 of which \$36.132 is designated as reserve money.

IV. Approval of June Minutes: Mark made a motion to accept the minutes as corrected. Dotti seconded; motion carried unanimously.

V. Committee Reports:

A. Architectural: Karen reported that the ACC is still dealing with a homeowner who built a porch addition without prior approval. They are in the process of finding a good match on the paint.

B. Communications: No report

C. Clubhouse

1. Activities: No report

2. Ladies Lunch: Carol Lund reported that six ladies met at the Lone Star Cafe. They had a nice time and agreed to meet again in October at the Courtyard Cafe in Mission. They welcome anybody who would like to join them.

3. Rentals: No report

4. Maintenance: No report

D. Golf: No Report

E. Grounds: No report

F. Neighborhood Watch: No report

G. Swimming Pool: No report

H. Concerns: No report

I. Compliance: Karen reported that letters were still required in September and would love to be put out of business. Please remember to put yard maintenance on your list of things to do. Karen thanked those who accepted their letters as deserved and remedied the problem as soon as possible.

J. Covenants & By-Laws: Karen reported that the committee had reviewed the Covenants and requested that the Board approve the recommendations to be included as a business item for the annual meeting. The committee plans to have By-Law revision recommendations ready for the October meeting.

VI. Old Business

A. Web Page: Karen reported that Norm Sands has been authorized to construct a Web Page with Village information. This will be one way to keep any rule changes current in order to be in compliance with the new state law. The site is located at VillageofWestlakes.com. The initial charge to construct the page will be \$150, but any updates will be free of charge.

B. Kitchen Appliances Update: Mark reported the two refrigerators will be delivered this week. The old refrigerators will be donated to Salvation Army same as the old stoves were.

C. Election Procedure Review:

1. August 15 - Name Nominating Committee (NC)
2. August through October - NC procures candidates
 - a. Two 3-year terms.

b. One 1-year term

3. October 17 - NC presents Slate of Candidates.

4. November 14 - Accept nominations from the floor

5. November 14 through November 30 - Mail Annual Meeting Notice with ballots.

6. December 11 - Election held at **3:30 PM**

VII. New Business:

A. Replace dead bushes at 41st Street Entrance: Karen explained that the bushes on the east side of the 41st Street entrance were killed by ants and have not grown back at all. Dotti made a motion to replace these bushes as long as we are sure the ants are gone or taken care of before replanting. Mark seconded; motion carried unanimously.

B. Covenants & By-Laws Committee: Karen entertained a motion to accept the recommendations made by the Covenants & By-Laws committee. The recommendations include revisions to the Covenants of which will be voted upon by the members at the annual meeting. Hilda moved that we accept the revision recommendations to the Covenants; Mark seconded. Motion carried unanimously.

C. Action - Without - a - Meeting: Karen explained that the Board had conducted two items of business via email during the time between formal meetings. They concerned approving the election procedure (as listed above) and approval of a maintenance contract to put out for bid.

D. Pool heaters bid and Vote: Karen reported that Mike Alebis had requested bids for the pool heaters from four sources. The only one he received was from Chiyal Water Filtration Company; this is the same company with which we have a contract to clean our pool. The bid was \$3725 for a 266,000 BTU heater for the hot tub and \$4325 for a 400,000 BTU heater for the pool. Both would have digital thermometers. The total of \$8050 includes installation but not tax. After some discussion, Dotti made a motion that we accept this bid as long as there is a warranty that is itemized and includes parts, labor,

and all equipment for at least one year. Hilda seconded, and motion carried. It was requested that Mike ask about an extended warranty.

VIII. Open Forum: (for general VWL concerns)

A. Craig Christensen stated that the greens are still in bad condition.

B. Nedra reminded everyone of the Palm Fest activities. She reported that she and Lydia Mora are working hard on the Heritage Village part of Palm Fest, which is a family fun weekend with lots to do and see. It will take place October 1st & 2nd at the Convention Center and is free admission.

C. Mary Goss stated that they had had a pool in the past and many parts were under warranty for more than a year.

D. Carol Lund stated that she had not had any trouble with her yard.

E. Melanie Christensen read a statement indicating opposition to removing the orange tree at 41st and Camellia and other concerns in the Village. Her husband gave each Board member a petition indicating other residents who would like to save the orange tree.

F. Alida Estrada asked about help on the letter her parents had received. Karen asked to see her after the meeting to work out the problem.

IX. October Meetings:

A. Executive Session - October 4 at 6:00 PM

B. Work Session - October 10 at 7 PM

C. Executive Session - October 17 at 6:30 PM (if needed)

D. General Session - October 17 at 7:00

X. Adjournment: The meeting adjourned at 8:23 PM.

Submitted by Dotti Egger, Secretary

VILLAGE OF WESTLAKES October 17, 2011

Karen Kinerk, President	Present
Mark Roberts, Vice-President	Absent
Dotti Egger, Secretary	Present
Gregg Greopper, Treasurer	Present
Hilda DeShazo, Palimentairen	Present

I. Call to order and Roll call: Karen Kinerk, President, called the meeting to order at 7:05 pm and called roll.

II. Pledge of Allegiance: Karen led us in the Pledge of Allegiance.

III. Treasurer's Report: Gregg reported that as of October 6th, we have in the bank a total of \$ 92,902.44 with \$ 36,132 of that as reserve money. The first draft of the 2012 budget is done and has been distributed to the Board. The Board will have a work session prior to adoption of the budget at the November Board Meeting. Several suggestions were made for the Wish List. At this point, because we have some projects savings, the budget balances with no dues increase but does not include any Wish List items. As an informational item: each dollar increase in dues results in an additional \$1,812 in revenue, assuming we collect it all.

IV. Approval of September Minutes: Hilda made a motion to accept the minutes as corrected. Gregg seconded, motion carried unanimously.

V. Parliamentarian Comments: As Parliamentarian, Hilda addressed the audience concerning the proper manner of conducting a Board meeting. She explained that the Board uses *Robert's Rules of Order* as a guideline. The Board will follow the procedure of having an open Board meeting once a month. *Open* refers to having the residents allowed to attend the meeting to hear what business is conducted by the Board. The residents do not participate in the meeting.

Any time an executive session is conducted, the Board will summarize the discussion they had at the next general session. Any vote required from the discussion will take place at the next general session.

Following these guidelines allows the Board to conduct business more efficiently. The McAllen City Commission and McAllen School Board conduct their meetings in the same manner.

VI. Committee Reports

A. Architectural: Karen reported that the ACC is still dealing with a homeowner who built a porch addition without prior approval. They are in the process of finding a good match on the paint.

B. Communications: Nedra Kinerk reported that Committee Chairs should have their reports for the newsletter no later than next Tuesday, October 25th. The newsletter is being distributed by email to all owners and resident renters. Those without email will have a copy mailed by the Board to ensure that all information gets to them.

She also stated that a form requesting updated information for the 2012 VWL Directory will be sent with the notice of the Annual Meeting. Send the completed form back with the ballot or leave it at the office. Collecting this information has been arduous and very time consuming. Volunteers (especially Spanish speaking volunteers) will be needed for personal visits and phone calls to people who do not respond. Please email or call Nedra 630-4700 or 330-2071 when you notice a neighbor moving in or out, especially renters, so

we can get their information and provide them with a copy of the Directory and Rules and Regulations which we expect them to follow.

C. Clubhouse

1. Activities: No report.

2. Ladies Lunch: Carol Lund reported that eight ladies met at the Courtyard Cafe. They had a nice time and agreed to meet again on November 14th at the Blue Onion in McAllen. All are welcome. They would love to have more ladies come to lunch with them. Please call Carol at 683-9522, by Sunday evening so she knows how many to

expect.

3. Rentals: No report.

4. Maintenance: No report.

D. Golf: No Report.

E. Grounds: Gregg reported that he has been working weekly with Marcus setting priorities and addressing issues. They have adjusted the watering schedules to put a little more water in areas that needed it. They have addressed the grubs and ant problem, also.

Tom Roerig and Norma Rodriguez have done a super job on plans to replant some of the flower beds. Plans for other areas are in the works that will use the \$4,000 that was set aside to buy trees and scrubs in the common areas. Our grant request from the State for \$12,000 for trees and scrubs is still pending.

We are having some problems measuring the water we get from the water irrigation district. We ordered an acre which should take 10 hours and raise the lakes by 12 inches, but we are only getting 8 inches. Gregg is working with Mario Cruz, the city drainage engineer, to correct the problem.

Gregg reported he would have something in the newsletter about the time and how to trim our personal trees. He will also include some references for certified tree trimming experts for those who need extra help.

F. Neighborhood Watch: No report.

G. Swimming Pool: No report.

H. Concerns: No report.

I. Compliance: Karen reported the Committee had trouble viewing residents' property due to transportation problems, but did finally manage. Many of the issues involved trees that need trimming to protect the owners' roofs. The tree trimming issue will be addressed in the upcoming newsletter. Notification letters should go out before the end of the month.

J. Covenants & By-Laws: Karen reported that the Committee completed their responsibilities by submitting their revisions recommendations to the Board. She thanked Nedra Kinerk and Ken Boyle for their work.

VII. Old Business

A. Orange Tree and Oak Tree: Dotti made a motion to resend the prior vote to cut down the orange tree. Hilda seconded, motion carried unanimously. Gregg made a motion we allow both trees to coexist and to be trimmed according to the guidelines set forth by Mark Kroeze, the City of McAllen's Urban Forester. Dotti seconded, motion carried unanimously. Meanwhile, the neighbors may make use of the oranges.

B. Election Procedure: Karen reviewed the election timeline. The Nominating Committee will present the slate of candidates today. Nominations will be accepted from the floor at the general Board meeting on November 14. annual meeting notices will be sent out November 14 through the 30th. The election will be held at the Annual meeting on December 11 at the Clubhouse at 3:30 PM.

C. Nominating Committee's Presentation of Slate of Candidates: Linda Irgens presented the following slate of candidates for the Board of Directors election: for the 2 three-year terms - Gregg Groepper and Karen Kinerk and for the 1 one-year term - Ken Boyle. Karen reminded those in attendance that nominations from the floor would be accepted at November 14 meeting. Make sure the nominee is present to accept the nomination or have a signed nomination form.

D. 2012 - 2013 Maintenance Contract: Gregg made a motion we approve the only bid received from Contour Curbs for \$125,528 for 2012 and \$128,790 for 2013. Hilda seconded, motion carried unanimously.

VIII. New Business

A. Tree Project

1. Plan: Gregg discussed the draft plans that he and his committee members (Norma Rodriguez and Tom Roerig) have for the flower beds and the trees and shrubs to be placed on common ground.

2. Bids: Gregg gave the bid figures for the plants that will be used for the trees and shrubs. He stressed that these figures were from last Spring, so are probably higher now. He moved that we accept Contour Curbs as the supplier for the trees, bushes, and plantings since they had the lowest bid last Spring. Hilda seconded, motion carried unanimously.

B. Covenants, By-Laws & Rules Committee: Karen requested a motion to approve the suggestions for the By-Laws changes to be presented to the owners for a vote. Gregg requested clarification that the Board was approving that the changes be presented to the owners for a vote, not that the Board was approving the changes. After Karen assured him that this was correct, Gregg so moved. Dotti seconded, motion passed unanimously.

C. Preliminary Budget: Gregg reminded us that a draft budget has been introduced to the Board. At this time, no increase in dues is being requested, but no extra money is available with this budget. A work session will be held on November 4 to discuss the current draft and any possible increase in dues. A possible addition of fertilizing and weed control of residents' lots will be discussed.

D. Report of Executive Session: Karen reported that the Board met in Executive Session immediately before the general session. The Board discussed current contract expectations and what process is taken when there is a problem.

IX. Announcements: Karen related that this item was added to the agenda in order for residents to announce any upcoming events that might interest the residents.

Hilda reminded the residents that Pigskin (a band competition) will be held on October 22.

X. Member Concerns: Karen informed the audience that this would take the place of the Open Forum. As stated on the published agenda (sent by email and posted on the door), members who wished to have a concern mentioned at a meeting should notify her 24 hours before the meeting. The concern would be mentioned but not discussed until further information was gathered. There were no concerns submitted for October.

Karen reminded the audience that they were welcome to speak with any Board Member during the month. This would allow the Member to gather any information needed and request it as an agenda item if needed.

XI. November Meetings:

A Work Session - November 7 at 7:00 PM

B. Executive Session - November 14 at 6:30 PM (if needed)

C. General Session - November 14 at 7:00

XII. Adjournment: Karen adjourned the meeting at 7:58 PM.

Submitted by Dotti Egger, Secretary

VILLAGE OF WESTLAKES Board Meeting Minutes November 14, 2011

Karen Kinerk, President	Present
Mark Roberts, Vice-President	Present
Dotti Egger, Secretary	Present
Gregg Greopper, Treasurer	Present
Hilda DeShazo, Palimentairen	Absent

I. Call to order and Roll call: Karen Kinerk, President, called the meeting to order at 7:05 pm and called roll.

II. Pledge of Allegiance: Karen led us in the Pledge of Allegiance.

III. Treasurer's Report: Gregg reported that our current bank balance is \$89,829.19 with \$36,132 of that as reserve money and all bills paid. Additionally we have 20 residents in some amount of

arrears, for a total of \$12,702 outstanding. The bulk of that owed is the property we foreclosed on with totals of \$ 5,223 through October. However, we need to discount that by the total of dues owed since we took a foreclosure deed. The actual outstanding amount up to foreclosure date is \$3,536, so the total outstanding is actually \$11,010.

IV. Approval of October Minutes: Gregg made a motion to accept the minutes as corrected. Dotti seconded; motion carried.

V. Committee Reports:

A. Architectural: Karen reported that the ACC and the homeowner of the new addition selected a color match. The ACC is waiting for the owner to repaint the addition before giving a final approval.

B. Clubhouse Activities: No report.

C. Clubhouse Maintenance: No report.

D. Clubhouse Rentals: No report.

E. Communications: Nedra Kinerk reported that Committee Chairs should submit their information for the December newsletter next week or no later than Monday the 28th. The newsletter is being distributed by email to all owners and resident renters. Those without email will have copies mailed to them by the Board to ensure that information about their property gets to them. Nedra then announced that information for the 2012 Directory, Covenants and By-Laws will be collected with the notices of the Annual Meeting. Volunteers (especially Spanish speaking volunteers) will be needed for personal visits and phone calls for people who do not respond to the Directory update sheets. It is especially difficult to get information on renters. Please email or call when you notice neighbors who are renting, moving in or out so we can get their contact information and provide them with the Directory & Rules & Regulations which they are to follow.

F. Compliance: Karen reported the Committee will be making rounds in the next week or two. They are hopeful that fewer letters will be necessary since many of the residents have been seen sprucing up their yards.

G. Golf: No Report.

H. Grounds: Gregg reported that we recently verticut the greens and applied rye seed and fertilizer and dragged the greens in an attempt to help them green up. The ducks have been eating a lot of the seed, but hopefully they won't do too much damage. The large domestic ducks seem to be the ones doing the digging on the greens, If you're playing golf and see damage from the ducks, please take a moment and repair the holes with your divot tool or a tee. If you don't know how to do that, ask someone for help. This week or next we hope to receive the 20 Montezuma Bald Cypress trees for planting in various spots on the golf course. Those spots are currently marked by a red flag. Later this week or early next week we hope to get the flower beds at the entrance and by the pool planted. All lawns will be mowed and trimmed this week. As a result of attending the backyard class Gregg has some good resources for native trees and shrubs as well as tree trimming resources and guidelines. If you are interested email him and let him know what you need. If he has the information he'd be happy to share it.

I. Ladies Lunch: Carol Lund reported that six ladies met at the Blue Onion in November. They had a nice time and agreed to meet again on December 12th at Peppo's Urban Cafe on Ware Road in McAllen. All are welcome; they would love to have more ladies come to lunch. Please call Carol at 683-9522, by Sunday evening before the outing for a reservation.

J. Neighborhood Watch: No report.

K. Pool: No report.

VI. Old Business

A. 2012 Budget: Gregg went over the proposed budget and explained why a \$5.00 increase in homeowners monthly fee was necessary. He explained about a contract we are going to use if the budget is approved. It would provide for fertilizing and weed & bug killing 4 times a year as opposed to what we have now, which is only fertilizing 2 times a year. Any owner who currently has their lawn done professionally will be able to stop and save some money. The Board is also considering buying a meter to measure the amount of

water we are receiving from the irrigation district. At present, we are paying by the acre, but it appears that we are being short changed. At this time, the owners in attendance were given the opportunity to ask Gregg questions pertaining to the proposed budget. After the discussion, Gregg moved that we approve the proposed budget. Dotti seconded the motion. Mark then moved to amend the motion to approve the budget with only a \$3 assessment increase and to eliminate the option of part-time help. Without a second, the motion to amend died. The original motion was then approved with a vote of 2 to 1.

B. Election Procedure Review:

1. November 14 - Accept Nominations from the floor.
2. November 14 thru November 30 - Mail Annual Meeting Notice.
3. December 11 - Election held at 3:30 PM.

C. Nominations for Director: Karen asked if there were any nominations from the floor for the 3-year term of director. There were none. She then asked for nominations for the 1-year term of director, There were none. Gregg moved that we close nominations. Mark seconded; motion carried unanimously.

D. Tree Project: Gregg described the progress of the tree project. They had to wait to complete the flowerbeds by the pool and entrances. As previously reported, trees should be arriving soon. We are still waiting to hear from the State in regards to our grant status.

VII. New Business:

A. Water Purchase: Karen asked Gregg if we were still interested in purchasing more water. Gregg reported that the cost had increased and we were in pretty good shape, but we would see if we had any money left in the budget at the end of the year.

B. Uncollected Assessments: Gregg reported that since we have been directed to hold off on foreclosures until the beginning of the year, we have some questions about what we are able to do legally about unpaid assessments. It was requested that Gregg consult our attorney about what our options are.

VIII. Announcements: The audience was given the opportunity to announce upcoming events that would interest others. Nedra reported on a zoning issue that Adobe Wells successfully fought, but only after Planning and Zoning originally passed it. She told the residents that the item is again on the agenda, and we might consider giving them support. Nedra also informed the audience that our City Commissioner was no longer Marcus Barrera since the Commission had recently redrawn the district lines. We are now in District 3 whose representative is Hilda Salinas.

IX. Member Concerns: Karen said Larry Reicha had emailed her with a concern about planting oak trees since we have so many acorns on the streets and grounds. He was answered by email before the meeting.

X. December Meetings:

A. Annual Meeting - December 11 at 3:30 PM

B. Executive Session - December 19 at 6:30 PM (if needed)

C. General Session - December 19 at 7:00

XI. Adjournment: The meeting was adjourned at 7:58 PM.

Submitted by Dotti Egger, Secretary