

Minutes for January 2013
Village of Westlakes
Board Meeting Minutes
January 14, 2013

I. Call to order: Diego Torres, called the meeting to order at 7:02 pm.

II. President Torres asked Hal Kicza to lead us in the Pledge of Allegiance.

III. President Torres introduced the board members.

IV. President Torres conducted a roll call of the board.

Diego Torres, President	Present
Lydia Mora, Vice President	Present
Kay Elliott, Secretary	Present
Gregg Greopper, Treasurer	Present
Karen Kinerk, Parliamentarian	Present

V. Committee Chairs and Members were introduced.

1. Architectural control – Dennis Coffman, Chairman, Willard Moon and Tim Campbell.
2. Clubhouse Social Events & Activities – Linda Irgens and Sue Lewis, Co-Chairmen, Laura Hall, Leah Roberts, Connie Gressinger, Melda Morales, Naomi Martinez.
3. Clubhouse Maintenance – Dale Elliott, Chairman, Les Hedke, Jim Gressinger
4. Clubhouse Rental – Julian Mora, Chairman, Maru Gonzalez
5. Clubhouse Library – Judy Boyle, Chairman
6. Communications – Leah Roberts
7. Compliance – Jim Gressinger, Chairman, Julian Mora, Tim Campbell
8. Golf, - Hal Kicza, Chairman, Maureen Kicza, Larry Rericha, Les Hedtke
9. Grounds – Mark Roberts, Chairman, Tim Campbell, Gregg Groepper, Michael Holmgren
Norma Rodriguez, Tom Roerig
10. Ladies Lunch – Carol Lund
11. Newsletter – Nedra Kinerk
12. Swimming Pool – Mary Goss, Norma Rodriguez, Tom Roerig
13. Recycling - Dale Elliott, Jim Gressinger . Mary Goss was introduced as recycling chairman and she stated she was unaware of her being the recycling chair and just leave it with the men who were on the committee.

VI. Treasurers Report – G. Groepper. As of December 31, 2012, with all bills paid that had been received, we had \$36,132 in reserves and an additional \$26,779.59 in the checking account. That amount became the owners' equity of January 1, 2013.

On January 6, after the dues deposits were made, along with the transfer of \$5,000 in reserves, we had \$77,797.97 in the bank of which \$41,132 was reserves and an additional \$36,665.97 in checking. At that point we had \$9,339 in delinquent dues, fines and charges, \$6,366 of which were attributable to 5 members.

VII. Approval of November 2012 Minutes. K. Elliott made the motion to accept the November, Minutes. L. Mora Seconded it. Motion carried.

VIII. Committee Reports

A. Grounds committee – The new grounds committee met on 1/12/2013. Each member is leading specific activities as they pertain to the VOW grounds. The committee members will be in direct contact with our grounds contractor regarding their activities, or if they see any grounds issues that needs urgent attention.

Here is a summary of Activities and leaders:

Pond water level: Mark Roberts

Trees: Mike Holmgren

Garden Areas: Norma Rodriguez

Sprinkler system: Gregg Groeper

Fence Mainenance: Tom Roerig

Fertilizer Contract: Tim Campbell

Maintenance contract compliance: Mark Roberts and Tim Campbell

If any residents have issues with the work being completed on their yards they should contact the grounds contractor first. If the issue does not get resolved then contact grounds chair (Mark Roberts). K. Kinerk questioned the direction for owners to contact Marcus directly because she thought there was something in his contract about contacting him. It will be looked into.

Grounds update:

The contractor had to push out the date to have the correct collar mower back in service from 1/11 to 1/17. This will allow for less scalping around the greens.

The contractor planted rye grass in the bare area next to green #6. There are several other areas that will be planted with seed or sod.

The contractor is fixing tripping hazards on the golf course and common areas.

The grass next to the ponds will be trimmed to 6” and not allow to grown beyond 12”. The brush around the ponds will not be allowed and trimmed to ground level.

The control of cattails is under discussion by the grounds committee. We will be discussing again on 1/19.

B. Clubhouse Maintenance -

Things – Accomplished

1. Replaced light switch in ladies restroom

2. Replaced faulty thermostat
3. Fixed Exit sign lights
4. Stripped and waxed main part of clubhouse and waxed foyer.
5. Moved plumbing on one air conditioner so a filter can be changed.

Things still in progress:

1. Cleaning coils on air conditioners
2. Checking fire extinguishers
3. Fixing golf bridge

Things for the board to consider.

1. Selling the pool table. It would save air conditioning cost when small groups were gathering. Possible putting a sofa and TV in room for movie nights, watching sports, and general small meetings.

C. Architectural Committee – no report

D. Ladies Lunch

Thirteen women met at Renee's on January 14, 2013. Next month they will meet at Applebee's on 10th street. Please call Carol if you are planning to come.

E. Clubhouse Social Events and Activities.

Potluck will be on Thursday, January 17. Social hour at 5:30 pm, Dinner at 6:30 pm. Sign up on the board by Tuesday. Bring a dish to share.

Super Bowl – February 4, 2013

Valentines Party – February 14.

Potluck to be held on January 17, happy hour at 5:30 and dinner at 6:30, be sure to sign up so we know how many to plan for.

Superbowl Party on February 3rd--more information to follow.

Valentine Party on February 14th at 7pm.. RSVP to Linda Irgens or Sue Lewis, via email, phone or sign the sign up sheet on or before February 7th.

F. Clubhouse Rental Committee

Two rentals scheduled. One for January 15 and one for February 9.

G. Communications Committee

Any Information you would like to share with the VWL relating to the village please email vow.communications@ymail.com or call Leah at 956-205-0094.

H. Pool Committee

Friday, January 11, 2012 the pool committee had a meeting to discuss and make the following decision.

As of Monday, January 14, 2013 Chiyel Water Filtration (Xavier) was notified that their services will no longer be needed to service the pool for VWL. It was a unanimous decision by the pool committee to use Hamlin Pools to service the pool. This decision was based on a savings of approximately \$1,700 per year for pool maintenance fees. Chemicals will be purchased in bulk at 10% discount. We should have inventory at all times granular chlorine and chlorine tablets, muriatic acid and D.E. filter powder.

The pool committee discussed removing all grass inside the perimeter of the pool fence to cut down on pool maintenance. Grass will be replaced with rock.

Within the next four to six weeks the committee will research the expense of an electronic code lock for the pool gate. Each time an electronic code is entered the code and time will be documented. Therefore the gate will be locked at all times. Each resident will have a code corresponding to their name and will take all responsibility for their code. In the event of an emergency, 911 will have an assigned code.

Mary met with Xavier (serviced pool in past) two months ago. We have not received his quote on pool replaster and repair of decking.

Hamlin Pools gave me three quotes with a confirmed price. All quotes are in detail – see Mary later if you are interested in the details.

Method # 1 Competitor Method: No warranty, Hamlin Pools does not recommend using this method, it is for comparison purposes only. \$6,9000.

Method #2 Competitor Method: One year warranty. \$7,540.

Method #3 Hamlin Pools method: Three year warranty and free one month of pool service and chemicals from date of plaster. \$8,200.

Hamlin Pools supplied a list of pools they have built (eight-seven) in the last five years. These references are: motels; RV parks; apartments; country clubs; recreation centers; universities; community pools; condos; and San Banito Veterans War Memorial.

Also Hamlin Pools informed me there is a city of McAllen code compliance that needs to be completed before the city will issue a permit to replaster the pool. At least two of the codes are not in compliance with at present time. An accessible first aid kit at the pool site and a written record of daily chemical test. This is a community pool and chemical test must be documented daily.

With the \$1,700 savings per year I purpose we purchase a 16 mil solar blanket 24' XC 44' @ \$324.99 and a reel for the solar blanket @ \$449.99. Total of \$774.98. It was suggested that a motor be put on the reel. Mary will ask if a motor can be installed on the reel.

I: Compliance committee

January 12, 2013 Inspection overview.

Some roofs, fascia and garage doors still need to be replaced or fixed.

Christmas decorations and outdoor lights need to be taken down by January 31.
Some residents need to pull weeds in the plant and flower beds.
Residents need to keep fruit on the ground picked up because they are attracting flies and insects.

J: Golf Committee

One club tournament is on Saturday January 19 at 10 am. Please show up 15 minutes early. Pizza and drinks after in clubhouse cost \$5.00 per player. Guests for after pay \$3.00. All players must be golf league members at a cost of \$5.00 per year payable before the tournament.

K: Clubhouse rental

The club house is rented for the private parties on January 15 and February 9.

IX: Unfinished Business

A. Covenant vote results. The covenant vote passed. Covenant changes will be posed on the website as soon as changes can be made electronically to the document. It may take a little while since it involves conversions.

B. Daffodil fence staining update. G. Groepper informed us that we are still looking at getting the fence done. It was suggested that we buy several samples of stain and see which covers the best. It was also suggested we get together as a community to paint the fence to save money.

C. Pool roof update. D. Torres indicated that he had three contractors who had bid on redoing the roof. None of them would bid on completing the present structure.

X. New Business

- A. Action without a meeting - Request from Concerned citizens to postpone pool roof project to January 31 passed unanimously.
- B. Request to charge interest on fees and fines. G. Groepper advised we have \$9,339 in delinquent dues, fines and charges, \$6,366 of which were attributed to 5 members. He recommends we start charging interest on these fees and fines. He would like to have this item moved to the next board meeting, along with the approval of the board for him to pursue delinquent accounts in small claims court.
- C. Request permission to get grant for more trees from City of McAllen. G. Groepper requested we get more trees from the City of McAllen. These trees would be free. He said he and T. Campbell would plant them so they would be of no cost to the VWL. K. Kinerk made the motion to get the trees, G. Groepper seconded it. Discussion from the board that there will be no expense to the VWL. Passed unanimously.
- D. Executive session, held at 6:30 prior to the meeting on January 14, summary was about a member concern. The board decided to discuss options with the owner.

- E. Expenditure of reserves for repair of Hail damaged Daffodil Cedar fence.
 - 1. G. Groepper informed us that the reserve fund money may be spent on replacement of common area buildings and repairs of unbudgeted items.
 - 2. Notice of February vote – Because we are looking at the refinishing of the Daffodil fence that was not covered by insurance, the board will be voting on spending some of the reserve fund. Because notice must be given at least 10 days in advance of the meeting, this will be used as notice of intent to vote.

XI. Announcements (of upcoming events of interest in the village.

K. Elliott said line dancing would resume on January 16 and every Wednesday at the clubhouse from 1:00 to 2:30 p.m.

K. Elliott said the quilting group had a fun time making quilts in December and will be making a purse/bag in the near future. Details will be emailed out and everyone is welcome.

N. Kinerk said get news to her for any information you would like to share in the Newsletter.

XII. Upcoming Board meetings.

1. February 19, 2013, at 7:00 p.m.

2. March 19, 2013, at 7:00 p.m.

XII. Special Meeting

- 1. Pool House Decision. Mark Roberts presented information about the pool house meeting scheduled for January 27, 2013. There will be an informational meeting on the pool prior to meeting. Date and time will be advised.

XIV. Adjournment – Diego Torres adjourned the board meeting for open forum at 8:21 p.m.

Respectively Submitted,

Kay Elliott, Secretary
Village of Westlakes

DRAFT MINUTES
VILLAGE OF WESTAKES
FEBRUARY 19, 2013

I. The meeting was called to order by D. Torres at 7:14 p.m.

II. Lydia Mora led us in the pledge of allegiance.

III. President Torres said he was surprised and thanked the activities committee for two great events. The first two parties, the pancake breakfast the the putting tournament were all a success. There were 50 attendees at the Valentines banquet. Everyone had a good time with the entertainment and dancing.

IV. Roll Call. K. Elliott called the roll. All were present and a quorum was established.

V. Treasurers report. G. Groepper -

We have \$82,432 in the bank, \$41,132.00 in reserve and \$41,300.98 in checking (all deposits entered, all bill paid, and account reconciled). These amounts include a \$2,500.00 insurance payment on the clubhouse for the depreciation amount withheld until the clubhouse hail repairs were complete.

The delinquent account amount has grown in the last month by approximately \$1,000 and is now \$10,414 for 17 delinquent homeowners, so the actions the Board is considering later in the agenda are important if we are to get these accounts in line. All delinquent accounts were sent a letter this month, in English and Spanish, offering a repayment agreement in exchange for withholding future late fees while the agreement is being paid off. To date only one resident has agreed.

Vi. Minutes of the last meeting. G. Groepper moved to accept the minutes of the January 9 meeting. Lydia Mora seconded it. Minutes were accepted.

VII. Committee Reports

1. Architectural Compliance - ACC met on 1/16/13 by request of Concerned Citizens for Pool Roof.

We reviewed 2 plans for new pool roof construction .

ACC approved both option #1 and #2, with ACC preference being Option #1
ACC believes that option #1 best follows VWL guidelines as written in the Covenants for all construction****"must be in substantial conformity with existing buildings."
The ACC after surveying existing houses believes that option #1 best conforms with existing architectural designs in VWL neighborhood.

ACC understands that there is an interest in the possibility of installing Solar panels in the future and that option #2 is somewhat supportative to that installation, therefore ACC is also approving option #2, so that Solar might be pursued in the future.

No other requests were submitted to the ACC.

2. Activities – L. Irgens. Had a huge success at our Valentines Banquet. We had 50 residents in attendance. A big thanks to Sue Lewis, Leah Roberts, Laura Hall, Connie Gressinger, Lydia Mora and

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FEBRUARY 19, 2013
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Kay Elliott. We would also like to thank Laura and Dennis Coffman for the beautiful bouquet in the foyer. Music was provided by Lyle and Jenny Nelson. Our next event will be March 9 and it will be a Mexican Fiesta potluck. Hope to see everyone there.

M. Kicza reported pancake breakfast was successful and our next pancake breakfast will be held on March 2 from 8 am to 10 am. Come meet and eat with fellow villagers. Cost is \$3.00 per person.

3. Compliance – J. Gressinger – D Torres and I rode through the village of February 19 and checked the village. We found 9 or 10 violations and all have been addressed and they should be taken care of in the next few days.

4. Clubhouse Maintenance - D Elliott – After the Valentines Party we had a leak under the sink. A rat had chewed through the rubber couplings. A plumber had to be called and cut a hole in the wall and repaired it. J. Gressinger and I wrapped rabbit wire around the couplings so they can not do it again. A rat trap was put out and a rat was caught. We have not had any more problems.

The bathrooms were smelling and we put deodorizer in the bathrooms. If you notice any bad smells please advise us so we can put clorox or something in the floor drains.

5. Clubhouse rental – J Mora – Three We have had one rental for February and the clubhouse is reserved for March 10 and March 16 for private parties.

6. Golf. M Kicza -A putting contest was held on February 16 for 25 members and guests followed by subs and drinks. The next and final tournament will be held on March 15 and 16 at 9:30 a.m. A golf banquet will be held on March 23 for all members and guests.

A problem of private trees overhanging the golf course has been addressed with the homeowner and is to be taken care of.

7. Grounds – M Roberts – The contractor has the correct collar mower back in service. You will notice big improvement around the greens.

The grounds committee met and all agreed to control of the cattails and reeds as follows (with board approval):

1. Pond 5, Cattails will be allowed to grow on the north side in a 12' area along the bank.
2. Pond between holes 5 & 6, cattails will be allowed to grow on the south side in a 25' area along the bank.
3. Pond 6, The reeds will be allowed to grow on the West side of the waters edge.
4. All cattails growing outside of these areas will be sprayed with an herbicide.

Tim Campbell, Rosendo Valdez and Greg Groepper planted 14 free cypress trees from the city last week and this week hope to plant the remaining 40 ebony trees from the city plus an ebony tree donated by Tom Roerig. As approved by the Board, the ebony trees will form a 120 ft long ebony

hedge, once they get established.

Marcus will have his workers trim back the plants in all of the flower beds within the next two weeks.

Three bids were obtained to remove the three dead palm trees on the common area behind Tom Roerig's house. The bids were sent to the board. The work will include removing the trees and grinding the stumps. Board to take action.

The fertilizer contractor will start to apply fertilizer on 2/25. Residents are to stop watering on 2/22. The contractor will place a note on your door when your yard has been completed. When your yard has been completed you need to start watering as soon as possible.

Discussion on Grounds Committee report. - L. Mora asked that the communications department send something out to each member. T. Campbell said they will be sending something out. A resident asked what they should do if they did not want their yard sprayed. Tim Campbell said there was a map on the bulletin board showing what houses had St. Augustine grass and those would be sprayed last. He also said curbs had been painted next to house numbers. If you do not want your house sprayed then please mark on the map "do not spray".

8. Ladies Luncheon – Carol Lund – February 11, 17 attended the luncheon at Appleby's and we had a really nice time. Next month's luncheon will be held at The Republic of the Rio Grande on the second Monday of the month. Everyone who is interested should get in touch with me. Someone asked if they could bring their children and children are welcome. Hope to see you there.

9. Newsletter - N. Kinerk - The newsletter committee is composed of Nedra Kinerk, deidtor and chair. Others on the committee are: Dottie Egger, Laura Hall, Laura Coffman, Irmgard Wooten, Karen Kinerk, Mary Goss and Norma Rodriguez. Items of interest may be submitted to those on the committee or emailed to nkinerk@att.net. You are especially urged to let us know of neighbors who are ill or have had a death in the family. We also like to celebrate weddings and new births.

Owners and residents without email can access the Link Newsletter from the clubhouse computer by signing up for a GMAIL account on Yahoo. Last month residents were offered the opportunity to request had delivered copies of the newsletter in lieu of mailed copies. No one has contacted the committee for that service. The newsletter is distributed by email to all owners and resident renters and mail to those without email access.

The Link newsletter – committee chairs should submit their information to Nedra Kinerk for the March newsletter by February 21. The April Link newsletter will be prepared by Laura Coffman. Please submit information to Laura by March 22.

10. Pool – M Goss – The account is set up with hamlin Pools. Invoices are emailed to both N. Sands and myself. I want to thank all on the board members who helped in getting the account set up.

With stocking our own chemicals, 50 lbs, 3" Cl tabs, \$38.00 is saved over what was charged by Xavier.

January 18 the L.P. Tank was filled from 20% to 80% at a cost of \$867. The pool has been heated four times in the last month. 20% of the L.P. gas was used for heating the pool and 5% used for heating the spa, leaving a total of 35% before refill.

Because of the high mineral content in the pool water and a extended time of high PH the pool is stained and has caused scaling and popping of the plaster. Xavier said it had been 3 yrs since the pool has been drained. It should be drained every year. High mineral content also affects the heaters and can cause unnecessary expense. Hamlin pools suggested a sequestering agent to minimize damage to the heaters.

If the pool is drained completely it will cause more cracking and popping of the plaster. I am in the process of getting an estimate of a recommended auto drain.

I have put the electronic code lock on hold until all repairs are made to the pool equipment: Including-

1. Spa heater is not heating as it should.
2. Spa automatic Cl is not working
3. The copper pipes that go to each heater should be replaced by galvanized pipe
4. A pump is still leaking water.

February 8, I sprayed the area between the fence and pool deck. I will give it a chance to die then I will pull all of the dead out. This will cut down on the maintenance of the pool.

All residents that would like to be notified when the pool will be heated please send me an email and I will contact you by email that the pool is being heated.

K. Elliott asked since it is so costly to heat the pool, how many residents are required to heat the pool. M. Goss stated if only one person wants it heated it will be heated because we all pay for it. M. Goss said at Christmas one resident said his grandchildren were coming and asked to heat the pool. K. Elliott said she understood that. M. Goss said people would use it if they knew it was heated. K. Elliott said she had sent out two emails to the village about the pool heating but would like to know how many actually took advantage of the pool being heated.

VIII. Solar Panel Proposal – Mary Goss presented information about solar panels.

See attachment A. As it appeared in the VWL Links Newsletter, Editor Nedra Kinerk.

A. Daffodil fence staining update - D. Torres said there were a few people who was going to be the manpower and where are they? G Groepper – the dealer that carries this product in this area , KWAL Paint, recommended by the Northwest Cedar products, I told them the fence was about 3 years old and had a clear stain on it. He passed out sticks to for the residents to look at the samples of the stains. They said if you pressure wash it then this should take care of it. If you are afraid it will not cover it then go with the darker stain which will act as a paint even though it is a stain. He said if it has already been stained then these will come out darker. They only carry these in gallon buckets and we could do a test on the inside of the garbage area so we could see what it looks like. I think those of you that live

next to the fence would want to know what it looks like because when it is rolled on I don't see how it will not seep through to the other side. I talked to him about their products. They do have their own stain that is 119.00 per 5 gallon bucket and it is as good as home depot or Lowe's and the Duckback stain is 139.00, only 25.00 more per 5 gallons. I asked him how long his stain would last and he said 18 months then it would have to be reapplied. I have personally used the Duckback product up north on my house in Montana and it lasted more than 18 months on the side of my house. had been out and went by the dealer Kwal paint to talk with them and get samples. M Roberts split up the duties of the grounds committee and T Roerig is in charge of fences. He is waiting to see what color we select. He was just trying to help T Roerig out with prices. As soon as the color is selected then we can move forward.

B. Pool Roof Update – D Torres announced the pool roof is now the property of the board. The ACC has approved option 2 the hip roof and option 1 the which is their preference. D. Torres said what he is proposing is putting out a newsletter and email giving information out and we send out a form to the residents and it will include drawings and they will vote on it. K Kinerk said the roof that is there has already been approved by the board. Diego told her according to the Texas HOA book the ACC has precedents over the board. K Kinerk said she disagrees. D Torres responded no one has come up with a bid to repair the existing roof and the only one is one he has and it is more money to fix it that the other two options. K Kinerk said residents do not do the bids it is the board responsibility. D Torres said the residents are going to approve it. He has gone out and got several bids. G Groepper asked how we are going to pay for it? D Torres said we have \$41,000 in the bank and how much more in owner's equity. G Groepper said \$41,000 in the bank and less than that is owner's equity. D Torres said even if we have to borrow with the interest rates being so low. G. Groepper and K. Kinerk said we can not borrow money. D. Torres said we did for the barricades. G. Groepper said the bylaws were changed after that so we could not borrow. We will have to stage it over a couple of years like we did the barricades. G Groepper said the action the previous board made on the approval of the pool house roof has to be rescinded. The procedure has to be an understanding that we have to overturn the previous board decision. We have to overturn that decision or we have conflicting decisions on the books. K Elliott made a motion to rescind the previous boards decision on the pool roof. L Mora seconded. K Kinerk said we can not vote on it because it is not on the agenda. K Elliott postponed her question until the next meeting.

C. Request to charge interest on fees and fines and process thru small claims court.

G. Groepper - we talked about this last month and it was explained that my intent is to put more pressure on those not paying their dues and adding ½ percent interest of the balance beginning on March 1. So it would add ½ of 1% to the balance of their account. So my motion would be to add ½ of 1 percent to the unpaid balance in addition to the the 30.00 late fee. K Kinerk seconded the motion. The motion passed.

The second part of the question is to process delinquent member accounts in small claims court. We

use to foreclose on peoples homes and after they were delinquent three months we would have the attorney send out a letter. Small claims court would cost a \$101 filing fee and that is something we can recoup through small claims court. All fees would be passed on the the resident we would be taking to court. The court would be given an itemized statement of all fees and charges. The state law allows us to collect all fees from the resident. G Groepper would draw up a demand letter approved by the attorney and it would go out to the delinquent residents. So my motion is to take the delinquent accounts to small claims court. L Mora said I will second it but want it opened up for discussion. L Mora asked if a certified letter will go out prior to taking them to small claims court. G Groepper stated a certified letter had to go out 10 days prior to court date. K Elliott stated she would like to see the president or vice-president accompany G Groepper to any small claims proceedings. He said everyone would be welcome to go with him. G Groepper explained there is a maximum of \$10,000 in small claims court but there is no minimum limit that can taken to small claims court. The motion passed.

X. New Business

A. Action without a meeting

1. Request to change the electricity provider from CPL to Nueces Electric Cooperative was passed. G Groepper explained we had been getting residential rate from CP but they were changing it over to commercial rate so we could save about \$1800.00 annually.

B. Water hydrant replaced at 4115 Carnation Court. - C Kurcz. Diego gave some background that the light pole was hit then the fire hydrant was hit. C Kurcz explained the last two months a light pole was hit and then the fire hydrant was taken out. We have walkers and other people and maybe we can put a speed bump and a stop sign at the corner. C Kurcz said she had her house sold and the person backed out because of the accident there. D Torres said he discussed with C Kurcz last night that we could possibly put boulders up there. The sign "We love our walkers" is a city sign and will need to be put back up by the city.

C. Executive Session Summary – We met to discuss residential issues and deliquent accounts.

XI. Announcements (of upcoming events of interest in the village)

Kay Elliott said line dancing is still every Wednesday.

The quilt club would meet on Monday, February 25 at Kay Elliott's house at 7:00 p.m. We will be making a quilted bag.

March 9 is the Fiesta Night.

XII. Upcoming board meetings - Next board meetings will be March 19 and April 16.

XIII. Open Forum – No open forum discussions

XIV. Adjournment – Meeting was adjourned at 8:59 p.m. By President Torres.

Michael Alebis was thanked for doing the research two years ago for solar panels by contacting contractors and a solar energy company for a roof change to accommodate solar panels in anticipation of future solar heat. This is not an immediate priority, but it was found that with two to three years of planning, a tremendous amount can be saved on energy in the future.

James Snavely of Sundance Solar (has 30 years in solar business in Valley, San Benito) recommended a roof area of 1,300 square feet to accommodate 14 to 16 solar panels. The present roof conforms to the ACC guidelines of a 6/12 pitch.

The solar panels Sundance Solar installs are made by Heliocal. which heated the swimming pools for the summer Olympic games in 1996 in Atlanta and in 2004 in Athens. The Air Force training center for water survival skills in Georgia with a 210,000 gallon pool is heated to 85 degrees year round by Heliocal solar panels at a savings to the government of \$36,000 per year. Heliocal solar panels have a 12-year warranty and Typical return on solar investment is 2.5 years. A ten-year cost analysis of savings on energy is \$26,863. Without solar heat expect an energy bill of \$37,285 for 10 years. To fill the LP tank now is \$867 compared to \$258 in 1998. In comparison, in 10 years, we can expect to pay \$400 more to fill the LP tank, an estimated \$5,500 a year for LP. Without solar panels, it is a sure thing VWL HOA fees will increase.'

At present, a tank of LP will heat the pool 8 to 10 days. Heating to 82 degrees with our present budget of \$3,500 means we can heat the pool about 32 days or one month.

The recommended 14 solar panels will take 3.5 years to see a return on our investment at a cost of \$10,608 — a savings of \$2,985 the first year and a total savings on energy in 10 years of \$26,863. Joyce, of Kellar/Williams Realty, advises that amenities help determine our home values because the Village has HOA fees.

We use a golf course and clubhouse year round. A pool with solar heat can be utilized year round with no increase to HOA to pay for fuel to heat the pool.

The recommended 14 to 16 solar panels will heat the pool 87.8%. The solar panels, the pool heater, and a solar blanket will heat the pool everyday all year to 84 degrees. The pool can be utilized 12 months a year instead of 5 to 6 months a year. The swim season at the Village of Westlakes will be 12 months every year at a cost of \$10,608 and a savings in 10 years of \$26,862!! Solar heating is an investment in future savings.

The VWL Homeowners manual does not allow solar panels placed on the ground. It should not matter how many residents use each of the amenities (clubhouse, golf course, pool), these amenities are offered to and paid for by all residents.

It is the Board's responsibility to keep all amenities viable and any under-funding will be the choice of the Board.

Draft Minutes of
Village of Westlakes
March 19, 2013

Meeting called to order by Diego Torres at 7:00 p.m.

Diego Torres led the pledge of Allegiance.

Kay Elliott made a motion to approve the proposed agenda. Lydia Mora seconded it. Gregg Groepper said he did not see why we had to do it. He felt it was unnecessary. Kay Elliott read the following from the Texas Home Owners Association Law Edition 2.

“The agenda of a meeting generally refers to the schedule of items or topics to be addressed and potential action to be taken at the meeting. The agenda is generally prepared in advance of the meeting by the presiding officer or person calling the meeting and is approved by the majority of the participants at the commencement of such meeting. Once approved, the meeting agenda should not be amended absent a two-thirds (2/3) vote of the participants at the meeting. It is not uncommon for an agenda to be circulated in advance of a meeting and in such cases the agenda is generally considered to be a proposed agenda, as opposed to an approved agenda, until it is adopted by a majority of the participants at the commencement of the meeting.”

“Although Section 209.0051 does not specify or establish guidelines for identifying the “general subject” of each regular or special Board Meeting, such requirement is substantially similar to the meeting notice requirements under the Texas Open Meeting Act, which also required “written notice of the date, hour, place, and subject of each meeting held by the governmental body. The Texas Supreme court has held that notice of the subject of a meeting is sufficient under the the Texas Open Meetings Act when it alerts a reader that some action will be taken relative to a topic, but the notice need not state all of the possible consequences resulting from consideration of such topic. In other words, to comply with the meeting notice requirement under section 209.0041, a Subdivision Association should include within each meeting notice an agenda that identifies or describes each item or topic that the Board of Directors may consider or take action on at such Meeting.”

D Torres called the vote. K Elliott and L Mora voted in favor, G Groepper, K Kinerk and D Torres abstained. Meeting continued without an approved agenda.

Kay Elliott made a motion to accept the minutes. G Groepper said he would seconded it with a change to add the Treasurers report in the minutes. K Elliott said the Treasurers report is sent out to everyone and is already a part of the association records. G Groepper said it need to either be in the minutes or an appendage to the minutes. K Elliott will add to the minutes. Minutes were accepted.

Treasurers report was given by G Groepper. March 6, 2013. As of March 6 with all bills paid, March 1 assessments received and bank account balanced with the February statement, we have 86,157.01 in the bank. That amount is composed of 41,132.00 in reserve and 45,025 in the checking account. If everyone paid their March dues, which they didn't, the \$45,025.01 would include 18,750 in March dues.

G Groepper thanked L Mora for doing a good job in collecting past due dues.

Committee Reports

Architecture Control Committee - Dennis Coffman - ACC only had 1 request this past month. Home Owner requested approval for installation of a metal gate to secure area between brick privacy wall and front of home. There are several homes in VWL that have such metal gates and several that have been added over the years. ACC approved installation of metal gate to home. No other requests were submitted to committee.

Clubhouse Activities and Social Events - Sue Lewis – Our “fiesta Night” potluck was held on March 9th. A big thank you to committee members and D Elliott, H Kicza, and J Irgens who helped decorate and set up tables and chairs. K Elliott and her group of line dances performed different dances they had learned. We also had a D-Jay for everyone's dancing enjoyment. Thank you to the Elliott's for providing the “oh-so-good Margaritas”.

Our next social event will be a 50's & 60's party to be held on Saturday, April 13th. Social hour will begin at 6:00 and dinner will be at 6:30. So put on your best 50's & 60's clothes and your dancing shoes and join us for an evening of games, dancing and “remember when” fun. RSVP to Linda Ergens by email, phone or sign up at the clubhouse by April 6th, so we know how much food to purchase. Hope to see you all on April 13th.

Clubhouse Library – No report

Clubhouse Maintenance – Dale Elliott - Flowers have been planted outside the clubhouse. All the firecracker plants were removed and new plants planted. There is a soaking hose for the plants.

The Clubhouse was check and sprayed by the exterminator on March 19, today.

Thanks to Jim Gressinger for setting up the room for the meeting tonight. Also for power washing the front of the building and helping me clean the light fixtures over the front door.

People that are renting/using the clubhouse are not cleaning up after their functions. The floor needs to be swept. After Wednesdays and Sundays functions there was food left on the floor. This will cause bugs and rats.

Chairs are to be put in the chair room not in the kitchen. There were about 20 chairs left in the kitchen after a function, a burner to the stove left on and the fire extinguisher torn off the wall. The chairs could have been a hazard if a fire had started.

The only part of the pool we (the clubhouse maintenance committee) are doing is maintenance of the building. Les Hedtke and Dale repaired the bathrooms at the pool house to working order. Thanks to President Torres for cleaning them so we could work there. It was a nasty job. We got both bathrooms functioning, took the falling vanities out and mounted sinks on the wall. We added a tissue holder and are keeping them stocked with tissue and paper towels. Thanks to Hal Kicza for his help in assisting us.

Clubhouse Rentals – Julian Mora - We have private parties on March 16, 17, 30, April 6 and 20.

Communications and Directory – No Report

Compliance – Lydia Mora for Jim Gressinger - Two letters were sent compliance letters and have until April 1st to cure the problem before having a fine added to their account. A request has also been given to the compliance committee about a resident that has been notified verbally again about trimming a tree that is obstructing the view of the golfers. We will follow with a letter if the resident does not trim the tree by April 7th. Also, remember to put your trash cans away.

Golf – Hal Kicza – Tournament was held last weekend. We also bought a bench for tee 3. We are having a banquet on March 23. It is open to everyone not just golfers. It will be a prime rib dinner and the cost is \$12.00 per person. Cocktails at 6:00 and dinner at 7:00.

Grounds – Mark Roberts – The plants in the flower beds were trimmed and new plants were added to the flower beds along the fence in front of the pool area.
The request to have all trees trimmed along golf course was completed in a timely manner. However the removal of the 3 palms has yet to be done.

Gregg Groepper has been watering the cypress twice daily for a month now, and most of the trees are starting to get new green growth. We will wait until the end of April to see what trees are dead and need to be removed.

The fertilizer contractor has completed applying fertilizer and herbicide. Residents should be watering on a normal schedule now. If your yard has weeds growing please call the contractor (TLC Lawn Care 956-973-2313) and ask them to come back and respray your yard.

The resident that was requested to trim trees that were overhanging the golf course has agreed to have the trees trimmed by April 7th.

Ladies Lunch – We had 13 ladies at the ladies lunch at The Republic of the Rio Grande. It was an exciting time. The restaurant had a fire as we finished eating and the fire trucks came and we all had to evacuate. The next luncheon will be on April 11 at Masterpiece Cafe on 10th street at 11:30. Everyone is welcome. RSVP to Carol Lund at 956-683-9522. It is the second Monday of every month.

Newsletter – Nedra Kinerk – The April newsletter will be prepared by Laura Coffman. Please send items for the April newsletter to Laura by March 22 for inclusion in April Link.

The May/June Link will be done by Nedra Kinerk and items for that newsletter should be submitted by April 24 to Nedra.

Swimming pool and recycling – no chair – Diego thanked Mary Goss for all the hard work she did. We are looking for someone to chair the Swimming Pool Committee.

Unfinished business -

Daffodil Fence – Lydia Mora took the samples of the fence to some of the people that live along the daffodil fence and let them make the decision of the color. The painting will be done by volunteers.

Gregg Groepper explained that the board needs to vote on the Daffodil fence expenditure out of the reserve fund because it was not covered by insurance. Because of our bylaws it has to be voted on. The paint will be about 119.00 per 5 gallon container and we will need about 12 gallons to paint the fence plus all the supplies. This will serve as notice that the board will vote on this at the next meeting.

Pool Survey update -

The pool survey is in and there were a total of 60 votes. The results are as follows:

- Option 1 - Hip roof 33 votes
- Option 2 – Gable roof 13 votes
- Option 3 – Existing roof 14 votes

The board will be meeting to go over the three bids for Option one.

Announcements – Diego Torres thanked the audience for all the condolences that were sent to him and his wife on the death of her brother. They were all appreciated.

Kay Elliott said line dancing is still on Wednesdays from 1-3:30. She advised some people have said they would like to come but can not come on Wednesday. She will check on changing the day of the week in May.

Those that have not completed their quilted bag are welcome to come to Kay Elliott's house on Tuesday or Wednesday afternoon to complete it. If anyone else would like to make a bag just let her know.

Don't forget the golf banquet this weekend. We will have live music with dancing and good food. We have to know by Thursday because we have to know how much food is needed.

Diego Torres said the palm trees have been tabled until we get the pool house roof out of the way.

April meeting will be to meet the candidates. We will have a board meeting but it will mainly be to meet the candidates. We have been recently redistricted so it is a good time to meet the candidates.

Several people made suggestions that we make sure any contractor we use be bonded and insured. Diego said all bids we have received are from bonded and insured.

Gregg Groepper said he does not see an assessment or a dues increase to pay for this so we don't have to go through what we went through about 6 months ago. Diego advised we will meet with the contractors and then bring it to a meeting of the residents to advise what is going to happen.

Meeting adjourned by Diego Torres at 8:12.

DRAFT MINUTES OF THE MEETING
VILLAGE OF WESTLAKES
APRIL 16, 2013

Meeting was called to order by Diego Torres at 7:00 pm.

Dale Elliott led us in the Pledge of Allegiance

Lydia Mora move to accept the minutes for the February meeting and Karen Kinerk seconded it. Minutes accepted.

Treasurer's report. Karen Kinerk gave the treasurer's report.

We currently have \$39,893.81 available in checking and \$41,132 in reserves for a total of \$81,025.81. The account has been reconciled and that total includes March 5 deposits as well as all bills being paid to date.

As of March 31, 2013 we had \$24,869 in the checkbook in excess of reserves.

Committee chairman handed in their reports to Kay Elliott, Secretary. (They were not read because we were having a meet the candidate forum after the meeting.)

Unfinished business – Karen Kinerk made the motion to transfer \$527 from reserves to pay for the Daffodil fence repairs not covered by insurance. Increase the budgeted other income by \$527.00 Increase Daffodil fence project budget under grounds by \$527.00. Adjust totals accordingly. Lydia Mora seconded the motion. The motion passed.

Announcements – Kay Elliott advised there would be no line dancing until further notice and she would advice the quilters when we would be getting together for our next project. Ladies luncheon will be on the second Monday of May at Sweet Temptations 5401 N. Tenth Street, McAllen.

Meeting adjourned at 7:10 pm.

Respectively submitted,

Kay Elliott, Secretary

VILLAGE OF WESTLAKES
MINUTES OF THE MEETING
FOR MAY 28, 2013

Meeting was called to order by President Torres at 7:00 pm

Jim Gressinger led the Pledge of Allegiance.

All board members were present and a quorum was present.

G Groepper made a motion to accept the minutes from the last meeting and L Mora seconded. Minutes were approved.

Committee Reports:

Grounds – Mark Roberts - Someone on the board must have approved to have a company deep core the greens. The idea was brought to me and I stated that it was not needed because our greens were young. I was told by a board member (Kay) that it would be discussed before any money was spent. This issue was never discussed at any board meeting. Our maintenance contract lists this activity as required by the contractor twice a year, so why are we paying again for it.

So now were paying a company that was not budgeted to do a job that is already covered by our maintenance contract.

Questions to the Board:

Why was money spent on this without changing the budget? How much money was spent? What length of contract was signed? How much money did our contractor credit us for not having to do this work he was contracted to complete?

We have three dead palm trees that are still standing and we don't want to spend money to remove them, but it's OK to spend money on deep coring the greens that is not in the current budget. Who is making these decisions?

Clubhouse Rental – Julian Mora -

May 11, 2013, Private Party, June 08, 2013, Private Party, June 09, 2013 Private Party

June 15, 2013 Private Party, May 31 Pot luck for the Irgens.

Compliance – Jim Gressinger

Several residents still need to clean their plant and flower beds.

Several yards need sod/grass in spots that are not being watered.

Many residents are watering on the off days. VWL watering days are Tuesday and Friday.

Please remove your trash cans from the street on the same day the trash is picked up. On Wednesday afternoon.

Several residents continue to smoke at the swimming pool site. Please report any activity that does not seem normal to the police.

Ladies Lunch – Carol Lund

12 Ladies attended the luncheon for May at Sweet Temptations. The luncheon for June will be the second Tuesday of the month instead of Monday because the restaurant we are going to is closed on Monday. It will be at the French Restaurant Fromage behind Crazy's Buffet.

ACC – No report

Clubhouse Maintenance – Someone donated a beautiful center piece and I would like to thank them. Jim Gressinger and I have been working on the bridge when it is too hot.

Newsletter – Nedra Kinerk

The July/August LINK newsletter items from residents, committee chairs and the board should be submitted by June 21 to Nedra Kinerk.

Old Business

Pool Roof – Presentation of contractors. As you know we had the pool roof rescoped from the ACC guidelines. We sent it out to 5 contractors and got bids from 3. The bids were \$22,815, \$29,995 and the other was \$28,843. We will go over these by the board and make a decision. Just to give you an idea the estimates in March the bids were from \$13000 to \$18000. The board will be reviewing these bids and go over it with the lawyer for contractual obligations and interviewing contractors.

Condition of Pool - We are paying Hamlin pools between \$39 up to \$56 if they vacuum. They come once one week and two times the next week. In the meantime I am training one of Marcus' men so Hamlin will not have to come that often. Of course he had to replace a pump that was \$900 dollars and a plate to read the temperature that was another \$400. But we have to have it for our residents.

Getting a VWL member to take care of the pool. - Kay Elliott suggested we get a resident to take care of the pool and decide whether to give them their monthly Association dues. It is a time consuming job. If anyone would like to volunteer let us know. Also we would need to set the duties of the person that would be doing the job.

K Elliott also recommended that we get a pool tag to go on the key ring for the pool that everyone would have to have with them when they came to the pool. Just like the golf tags we have at this time. That way if anyone were to come into the pool that did not have one residents could ask them for their tag and if they don't have it then either ask them to leave or call the police. These tags would be numbered so if someone moved away then we would know if it was still a valid tag for the address it was issued for. Dale Elliott found three teenagers starting to climb the fence at the pool. Nedra Kinerk found four teenagers in the pool area that were coming from school, getting ready to change clothes and get in the pool. She escorted them out of the addition. Carol Lund called K Elliott one night and said there were some people smoking and drinking at the pool. Julian Mora and Dale Elliott and talked to them. They did not live here and did not belong in the pool. There were people in the pool from VWL at the same time. You must lock the gate when you leave the pool. We need to look into a system that would lock the gate when someone leaves. G Groepper suggested maybe we could look into getting a card reader that you would have to swipe coming in and leaving.

Budget Amendment - G Groepper - Obviously we are not prepared to amend the budget because we do not know which one of the contractors we are going to select and also whether we are going to require a performance bond because I don't see that in here as well. What my understanding of how you can approach paying for this, and maybe we have room to negotiate with the contractors, the amount in

owners equity has varied from \$27162 at year end to a high of \$29900 in February to a low of \$24869 and current \$25517 and the reason it varies is because the bills do not come in the way the money comes in. We get paid every month from most homeowners but some months we have unusual expenditures like the fertilizer contract or the taxes that come due in January and insurance that is due in November. You have to have a little room for float to allow yourself to cover bills where your expenditures are greater than your revenues. The last three years we have made it to the end of the year and had money left over. During the year because of the way the money comes in, I would say is our cushion. This does not include reserves but according to our bylaws we can not use reserves to make ends meet for cash flow. It takes four out of five board members to use reserves and reserves have to be used for an emergency that was otherwise not budgeted or anticipated. I am suggesting taking in the neighborhood of \$20,000 to \$21,000 out of owners equity and then looking at the expenditure, I would hope the clubhouse chair, Norm and I will look at administrative expenditures and the grounds committee can look at their budget and I think we could get another \$9,000 out of budgeted items because we are on tract not to spend all the money we have budgeted. So we have between \$20,000 and \$21,000 in owners equity and another \$9,000 from budgeted items. The one thing I don't know, and we are still waiting on, is the insurance. Until we have a bid I can not get back to the adjuster. We had a second adjuster come out. We need a bid and a signed contract for what it is going to cost to rebuild the roof and then that will go into his estimate to rebuild the roof. So far we have gotten about \$1800.00 because they thought we just had to re shingle the roof but since the codes in McAllen have changed and we have to have a 105 mile per hour wind structure and the adjuster said that if we have to rebuild, we have replacement insurance and that is good, and if we have to rebuild because the codes have changed then the insurance company should be very reasonable to what it cost to rebuild so we should get some of the money back that we can use first to restore the budget amendments and then defer some of the owners equity we had to spend. What that payment would be I do not know until we get the bid, so I would be recommending that we move \$20,000-\$21,000 out of owners equity and cuts in the current budget to get another \$9000 in budget amendments. That way if we do not get any more insurance money or we are in litigation with the insurance company we are at least able to pay our bills on the pool house roof. We could take more out of owners equity but I do not know whether I would be comfortable cutting that margin \$5,000. Lydia asked a question about the time line. First you have to decide what you are spending then you have to decide where you are getting the money. Second how you are going to pay for it but you better know how you are going to pay for it before you start the work because these guys are going to want something up front or a contractual commitment so they know they have the job. So the way I see this happening is, first the board is going to approve one of the bids, second we are going to use the attorney to have him tell us what we need in the contract including a bonded contractor and we probably need to ask the contractor for references. Then when the attorney is looking at that, then at the same meeting where the board authorizes the bid and the contract and we can have a chat about line items, and the chairs can make recommendations on where they can make budget amendment because I don't want to interject my judgment on it. If I don't get any feed back then I will interject my opinion on it because somebody has to make a decision.

Announcements - President Torres thanked Sue Lewis for giving him the information he gave to Hilda Salinas after our last meeting to get the curb in front of the clubhouse. G Groepper thanked President Torres for getting what no one else has been able to get done.

L Mora asked if you have a drain on your street to please call the city to give them the closet address to the drain to have it cleaned. She called about the one on her street today but they would not take an order on any other street so you have to call them. The number is on the back of the directory.

Sue Lewis reminded the residents you are not to throw brush over the back fence along Bentsen Rd.

President Torres made an announcement about one of our residents. Deacon Hector Garcia, is one of our newer residents. He is a deacon at the Basilica at San Juan. He was written up in the Valley Catholic paper. He comes to us from 40 years at NASA. He started out in Pharr, TX. Was a cotton picker, served in the Army, attended the University of Texas and was an Engineer at NASA and knew all the astronauts. We are glad to have him.

K Elliott announced line dance is Wednesdays from 1-2:30. Quilting will be June 1 at 7:00. We will be making a mug rug. Friday night is pot luck for the Irgens. We are looking into having a crochet class if you are interested send K Elliott an email.

Open Forum

Sue Lewis asked about the motor home parked on 43rd st.

Maru Gonzales asked for a detailed budget because she wants to know where our money goes on a monthly basis.

Mark asked about the details on the pool roof concerning the shear walls. One looks to be just particle board and the other it looks like the toilet needs to be removed.

President Torres adjourned the meeting at 7:55 pm

Village of Westlakes
Minutes of the Meeting
June 25, 2013

Meeting was called to order by Diego Torres at 7:03 pm. All Board members were present. D Torres, L Mora, K Elliott, K Kinerk in person and G Groepper electronically.

Lydia Mora led the Pledge of Allegiance.

K Kinerk made a motion to accept the minutes from the last meeting. L Mora seconded it. Minutes were approved.

K Kinerk gave the Treasurer's report for G Groepper.

As on May 31, 2013 we had \$41,659.00 in reserves a little over \$30,766 in the checking account in excess of reserves. Once we pay for the most recent fertilizer/ herbicide/ insecticide treatment, the checking account will be down to around \$25,000.

We picked up \$4,000 in delinquent accounts in June, which should give us a little more room on the pool roof and pool overages, but we are already over expended on pool maintenance for the year.

Our insurance agent is still working on what we can expect as far as reimbursement on the pool roof, once we submit a signed bid for completion from the contractor. We won't know what to expect there until we have a signed contract for construction, so we have to proceed on the assumption that we will get nothing more than the \$1,800 or so we received initially. Whatever we get there can lessen the impact on owners' equity.

When the budget was discussed in November we deferred an off year trimming of palms for \$1,725, redoing the maintenance area fence for \$1,000, a fence along the Bell property for between \$9,500 and \$18,000 along with replacing the pool bottom for \$7,000 to \$10,000 and redoing the cool deck for \$8,000 and several other items submitted by residents.

As I see it we are faced with two choices to fund the pool roof.

1.) We can fund it with a special assessment and use owners equity to address some of the deferred items while not raising dues above 5%, or

2.) We can use owners' equity and budget adjustments and be forced to consider raising the dues above 5% in December to address the deferred items.

3.) A 5% dues increase will return \$10,800 annually

At the appropriate point in the agenda tonight we will consider a couple options I have prepared reflecting the above dilemma. There may be others. I think we all want the Village of Westlakes to be well maintained and I hope you all keep in mind items that need to be addressed beyond the pool roof we are discussing tonight.

Committee Reports

ACC – Dennis Kaufman - ACC had two requests

1. June 4, 2013 – Lot 22 requested permission to do patio addition. We approved addition of plans which were following all guidelines of VWL.
2. June 18, 2013 – Lot 74 requested permission to stain driveway and sidewalk on front of home.

There are 6-8 driveways and sidewalks that have been either colored or tinted in the past, so the ACC reviewed the color chosen and approved the request.

Clubhouse Social Events and Activities – no report

Clubhouse Maintenance – Dale Elliott - I have been operating the clubhouse under budget this so far this year. In the last board meeting the treasurer suggested committee budgets re reviewed to possibly reduce our budgets to free up additional funds. As of now I can possibly reduce my total budget by \$2,000, however, before I commit to do this I would like to meet with the treasurer and president to discuss my line items.

I would like to thank J Gressinger for all of his assistance at the club house during the times I have been away.

Clubhouse Rental – Julian Mora – 4 rentals for May and June for private parties. May 11, June 8, 9 and 15th.

Clubhouse Library – no report

Communications – no report

Compliance – Jim Gressinger -

The compliance Committee Update:

1. Emailed 4 residents to cure issues with weeds
2. Called 7 residents about weedy flower beds one has not responded and 1 will complete when the roof is repaired (see #3)
3. One resident is having roof replaced first week of July
4. One resident on 43rd. street replaced the roof last week
5. One resident is having the roof replaced this week on 41st. street
6. One resident stated that the sunflowers that were reported on a complaint are Texas native flowers, but could cut them anyway
7. Gregg has requested several lien's be filed against several of the property's because the residents have failed to comply with replacing the roof and not paid the monthly fees and fines
8. Two complaints about common ground issues were reported by a resident and Marcus Monroe was called in to take care of the issue. (fire ants on 41st. entrance plants and broken sprinkler heads)
9. The residents were reminded through an email about another roof that has not been replaced due to a litigation and it will be turned over to the board to get an update
10. One resident was called about equipment left in sight. It was removed same day. Several calls and personal visits have been made in the past.

Many residents are gone during the summer and neglect the yard. This happens every year and lots of complaints come in.

K. Kinerk asked what the process is when the compliance committee finds a problem. J. Gressinger said a member of the board is contacted. D. Torres stated that when a board member is contacted then he and that board member visit with the homeowner and if it is not resolved then a not in compliance letter goes out to the homeowner.

Golf – No report

Grounds – D Torres – Trimming of the palm trees has been deferred until 2014. Ponds were drained low enough to check pipes and make repairs.

Ladies lunch – Carol Lund - We went to a french restaurant. 5 attended and we had a very good time. July it will be at the Blue Onion on the second Monday. Hope to see you there.

Newsletter – Nedra Kinerk – The July/August LINK newsletter items from residents, committee chairs and the board should be submitted immediately to Nedra Kinerk. The newsletter may be delayed until early July in order to include information from the delayed June board meeting.

Swimming pool – Marsha Davis - Diego thanked Marsha for stepping up to be the chairman of the pool committee. The new Pool Committee has just been formed with the following members:

Marsha Davis, Chair, Bill Duck, Betty Johnson, Norma Rodriguez, Joann Ryerson

The new Pool Committee had their first meeting and one of the things we feel needs to be handled is that we will be checking the status of the people using the pool. If you cannot prove you live here or have more than the allotted number of guests you will be asked to leave. The high cost of taking care of the pool is making this surveillance necessary. The gate will be locked with a padlock at 10:00 pm every night.

We are hoping that all the residents will take care of the area when they are at the pool. Please comply with our posted rules: no food, coolers, smoking, running and jumping or loud noises. Any personal items left at the pool will be saved for two days and then disposed of.

Please help maintain the pool area for all of us enjoy and if you have any concerns or comments, please email any pool committee member.

Old Business:

Pool Roof - Three contractors responded and they were all given a package that was to be put in their bids. Only one contractor did it and they happen to be the lowest bidder. The three bids were 28,902 27495 which was the contractor that included everything we required. The bids were reviewed by the ACC and now it is up to the board. K Elliott made a motion to accept the bid of \$27,495 from Hough Construction. G Groepper seconded it. Discussion - contractor has agreed to wait after Labor Day to start the project at the same price so we can keep the pool open for the summer. The motion passed unanimously

Budget amendment - two suggestion - one is to do an assessment - which will take a vote of the membership and two is cut the budget back and use owners equity. If an assessment would not pass you would use owners equity any way. We have the cash to start paying the contractor but we need a budget amendment. It is not urgent until we have to write a check to the contractor. We would be looking at a \$155.00 assessment. Hopefully with a signed contract we can get the insurance company coming through with more money. We recently collected back dues of about \$4,000 and we can get budget amendments of about \$7,000 and would take about \$17,000 out of owners equity. D Torres will check with the contractor and when we have to pay for the down payment. The information will be put in the newsletter. The board will get together to discuss the different options. We will wait two or three weeks to make a decision.

Announcements - K Elliott - Line dancing is Wednesdays from 1-2:30 pm. Everyone is welcome.

Quilting July 3 , 7:00 pm - 10:00 pm

We will get together for the fourth of July at 6:00 pm. Everyone bring your own meat and a dish to share.

Open Forum - Nedra Kinerk requested the board keep the membership updated on board meetings and agendas and workshops.

Sue Lewis asked how many roofs still have to be done.

K Elliott moved that we adjourn the meeting. K Kinerk seconded. Meeting adjourned at 8:06 pm.

Respectively Submitted,

Kay Elliott
Secretary of Westlakes

Village of Westlakes
Minutes of the Meeting
July 23, 2013

I. Meeting called to order by D Torres at 7:09 pm

II. Mary Goss led us in the Pledge.

III. Roll Call. D Torres, L Mora, K Elliott, and K Kinerk were present with G Groepper joined by electronic device.

IV. Minutes from June 25 meeting. K Elliott said there were a couple of spelling errors and an amount left off the minutes and had been corrected. L Mora moved to accept minutes K Elliott seconded. Minutes were approved as corrected.

V. Treasurers report - July Treasurer's report - Given by K Kinerk for G Groepper

As of June 30, 2013 we had \$41,469 in reserves and \$33,223 in excess of reserves.

After receiving the July dues on July 6, we had \$89,913.43 in the bank of which \$41,659.00 is reserves leaving \$48,254.43 available in checking.

Total pool expenses have exceeded the annual budget as of this month, so no further expenditures should be made on the pool until the pool budget is modified.

VI. Committee reports

- A. ACC - D Coffman - ACC had only one request since last meeting. Lot #12L made a request for driveway extension on their property of July 5. ACC met to review the request and approved the extension of the driveway. No other request made.
- B. Clubhouse Maintenance - D. Elliott - We purchased a chair rack for the clubhouse folding chairs. It is saving a lot of back work from hauling them out each time they have to be set up. Sunday, we had a call fro the person renting the clubhouse that the air conditioner wasn't cooling. Sunday afternoon I called the air conditioning company that had come out earlier in the year, J & M Air Conditioning. He checked it on Monday and said he had to wait for the air conditioner to cool down to see if the compressor was faulty or what the problem was. He checked it out Tuesday morning and said it is a bad compressor. We can either pay \$2125 for a replacement compressor with a one year warranty and a 90 day labor warranty or \$2675 we get the complete outdoor unit replaced with a 5 year warranty on the unit and a one year labor warranty. I recommend we get the new outside unit the the five year warranty and one year labor warranty for \$2,675. I am going on vacation and will be gone for the next month. If you have any questions you can contact Jim Gressinger or Diego Torres.
- C. Clubhouse library - no report
- D. Clubhouse rental - J Mora
 - July 20, 2013 Private Party
 - July 21, 2013 Private Party
 - August 03, 2013 Private Party
 - August 04, 2013 Private Party

September 14, 2013 Private Party
September 27, 2013 Private Party
October 26, 2013 Private Party
November 02, 2013 Private Party

E. Compliance report - J Gressinger

1. One resident had roof replaced in July
2. Gregg has requested several lien's be filed against several of the property's because the residents have failed to comply with replacing the roof and not paid the monthly fees and fines
3. Two complaints about common ground issues were reported by a resident and Marcus Monroe was called in to take care of the issue.
(fire ants on 41st. entrance plant and broken sprinkler heads were taken care of.)
4. Four residents were sent letters and emails about status of replacing roofs/One resident states they are in litigation and are meeting with the board. One resident states they did not have insurance and do not have money to replace the roof. One resident did not get enough money from the insurance to replace the roof and is pending the sale of some personal property to have the money to complete the project. And the fourth resident is letting the attorney settle with our attorney after just paying many past dues and late charges.
5. One resident was sent an email due to grass in front yard not getting enough water. Resident responded by sending a friend to increase the watering time. The grass is almost all gone. Needs more water and or sprinkler may need checked to see if it's working or not
6. Fourteen lots were identified as not being in compliance. (weeding, watering, trimming, and r e-sodding needs)

Compliance member Julian Mora met with Marcus Monroe to review the status of the common ground weeds. Marcus informed me (Julian) that he had met with TLC Rep. and agreement was made that spraying will commence on Wednesday, July 31, 2013. Several areas still need spraying. Marcus was informed about weeds encroachment into resident's lawn near tee box 7. He has Addressed this issue with TLC and should be completed by next week. Spraying will be done along with the other properties that needed spraying.

E. Clubhouse Social Events - no report

F. Grounds - The weeding is costing us \$5,000 per application. We have two applications left on this contract. Please let us know if you think we should continue this application. The TLC handles resident lots plus common ground that is not part of the golf course. The golf course is handled by the Grounds contractor. The lakes were scheduled to be filled to today but when we turned on the valve the water district had turned off the water. So that is why the lakes are not full. The ponds are due to be trimmed this Thursday. Marcus started today fertilizing greens and they should improve.

G. Ladies Lunch - C Lund - We met in July at the Blue Onion. There were 6 ladies in attendance. Next month we will meet at Sahardi. Anyone interested should contact Carol Lund. It will be a very nice lunch and I encourage ladies to join us. It will be on Tuesday instead on Monday because they are closed on Monday.

H. Newsletter - N Kinerk - The September LINK newsletter items from residents, committee chairs and the board should be submitted by August 23rd to Nedra Kinerk. Committee chairs should remember that the VWL newsletter goes to all homeowners, residents and non resident owner to keep them informed of what your committee is doing. Since 2011 the LINK is mailed to those who do not have email. The website, also setup in 2011, was made available online for all to access the LINK newsletters, The VWL Directory, Rules & REGs, Covenants

and other information. Computer access was made available in the clubhouse for those without computers at home to ensure information was received by all.

- I. Swimming pool - M Davis - The swimming pool is the cleanest it has ever been D Torres said the pool committee is doing a fantastic job. The pool is so good because of the team I have. Bill Duck is over there all the time, Joanne Ryerson locks the gate every night and opens it a lot of the time Betty Johnson, Norman Rodriguez and I have been monitoring the pool and since we have been monitoring the pool we have had a lot less activity and a lot less people showing up that is just great. The pool has never looked so good and never looked so clean. The furniture is all in good shape after someone threw it in the pool along with the trash a couple of Friday nights ago. We called the police and the police are patrolling more than before. We have finally fixed the lights. The lights seemed to be the biggest issue. Thanks to Marcus Monroe who was over there every day working on them and they finally work. And if you want to know anything else about the pool or chemicals you need to talk to Bill Duck who is sitting right here. We have gotten rid of Hamlin to one day a week and hope to get rid of him only as a need be basis.
- J. Communications - M. Davis - If you send me an email to communicate I communicate.

VI. Unfinished business -

A. Pool Roof

1. Results of the Residents survey - 30 people one time assessment - 2 taking it out of owners equity and 4 voted for doing neither one.
2. Announce the issuing of a "Special Assessment Ballot" to all residents. Motion was made to accept a special assessment ballot from G Groepper and K Elliott seconded. Their was discussed on wording of the ballot. Motion was passed unanimously. D Torres said if special ballot is not voted in then we will have to take the money out of owner's equity and and monthly dues will have to be increased.
3. D Torres announced he received the contractor's official build contract and submitted to our attorney for review and G Groepper has sent it to the insurance company.

VII New Business

- A. Contracted with Juan Torres to clean pool area and to service the pool on Monday, Tuesday, Wednesday and Friday. He will be cleaning the pool area and B Duck will be checking the chemicals. K Kinerk asked if anyone was training Juan Torres and Diego said he had been in training about 3 or 4 weeks. K Elliott made a motion to accept the contract and G Groepper seconded it. Motion passed unanimously.
- B. Selling the organ. K Elliott made a motion to sell organ L Mora seconded. Motion passed.

VIII. Execution session - K Kinerk - The board met in executive session about a members concern and decided it was an issue that any emails sent to the board will not be shared. And we make our solemn promise not to share any emails unless the owner specifically states it is okay to share with the community.

Announcement - K Elliott said there will be no line dancing or quilting. Last week we had 8 or 9 people at quilting. Everyone is welcome.

Open Forum - N Kinerk – requested the board keep the membership updated on board meetings and agendas and workshops.

M Goss - Had two concerns. One about plumbing done on the pool and who it was and were they

licensed and the other was the cost of pool chemicals and where we are purchasing them.

K Elliott moved to adjourn meeting. L Mora seconded. D Torres adjourned meeting at 8:18.

Respectively submitted,

Kay Elliott, Secretary
Village of Westlakes

VILLAGE OF WESTLAKES
MINUTES OF THE MEETING
SEPTEMBER 24, 2013

- I. Call to order. Meeting was called to order at 7:01 by D Torres, President.
- II. Pledge. Pledge was led by Carol Lund.
- III. All members of the board were present. Quorum established.
- IV. Approval of minutes from July meeting. K Kinerk made motion to accept the minutes. L Mora seconded. Minutes were approved.
- V. Treasurer's Report – Greg Groepper gave the Treasurer's report.
We have \$36,219.75 in the checking account, \$41,659.00 in the reserves, and another \$580 in cash for a total of \$78,458.75. This is after the August reconciliation and it includes the recent check to Huff along with all other bills to date paid.

As of August 31 we had \$33,668 in the checking account and \$41,659 in reserves for a total of \$75,327 in the bank. We had \$4,788 in delinquencies with \$2,800 of that being from two residents.

VI. Committee Reports.

- A. ACC – Kay Elliott read for Dennis Coffman. ACC had only 1 request this past month lot 52 made a request for several changes and additions to be made to the house. After some discussion, ACC denied the request until more details are provided by Home Owner pertaining to the details of changes. When details are presented to the ACC, a meeting will review and advise Owner of decision.
- B. Clubhouse Maintenance – No Report
- C. Clubhouse Library – No report
- D. Clubhouse Rental – No Report
- E. Compliance – No Report
- F. Grounds – Diego Torres - Grounds Committee Report
 - 1. We must be on the lookout for “Army Worm” infestation.
 - 2. We must rethink the “Over-seeding” of the greens this year. Cimarron Country Club is bypassing this year because it is only effective when the weather is cold for the seed to germinate. This action, not over-seeding this year will save us \$700-\$1,000.
 - 3. The Greens need sand top dressing, but since we only need 4-5 Yds. We can buy it from Cimarron for \$350-\$400.
 - 4. We have noticed the a lot of trees need trimming or thinning so we suggest you contact a tree service company or use Marcus’ crew to perform this service.
 - 5. Lot#23 requires extensive clean up due to absentee owner. Waiting Board approval to proceed remedial process.
- G. Ladies Lunch – Carol Lund – In August we had two ladies attend. Me and my mother which is normal for this time of year. In September we had 5 ladies attend. In October we will be meeting at Rene's on 495. It is the second Monday of the month, October 14 at 11:30.
- H. Newsletter – Nedra Kinerk – The October LINK newsletter items from residents,

committee chairs and the board should be submitted by September 27, 2013 to Nedra Kinerk. The November LINK newsletter items from residents, committee chairs and the board should be submitted by October 18, 2013 to Nedra Kinerk. Please let us know of neighbors who should be on our prayer list or have special events to be recognized in the newsletter.

- I. Social – Sue Lewis – Nothing to report. K Elliott asked the audience if anyone is willing to do Thanksgiving because the ones that did it last year will be out of town. If we do not get a volunteer then we will not have Thanksgiving at the Clubhouse this year. K Elliott also said we need a volunteer for the Christmas Party.
- J. Swimming Pool – Marsha Davis – As you must know the pool has been closed since right after Labor Day when they started the work on the roof. We had some minor issues during the summer, but all in all it was a pretty good summer once our committee was formed and organized. I would like to address an issue that was brought up at our last meeting regarding the cost of our chemicals that we are now purchasing from Warehouse Pool Supply. It was mentioned at the last meeting that we were paying 40 percent more for chemicals since we made the switch which is absolutely not true. NOT EVEN CLOSE TO BEING TRUE!!! First of all the pool supply store is directly in front of Lowes and when Marcus needs to go to Lowes, he does our shopping for us. Our shopping is not art of Marcus' contract so asking him to go to Pharr to Hamlin is simply our of the question, especially when they are not cheaper. It was fine, when we used their services to deliver what we needed, but not anymore. As for the pricing, here are some examples.
25 pounds of Chlorine Granules at Hamlin cost us \$67.99 and at Warehouse Pool Supply it is \$65.10, less than Hamlin. Fifty pounds of Chlorine Tablets is \$123.60 at Hamlin and \$123.49 at Warehouse Supply, less that Hamlin. 1 Gallon of Muriatic Acid at Warehouse Supply is \$5.69 and at Hamlin it's \$5.95, also less.
At Warehouse Pool Supply, they set us up with an account, no questions asked. When we started doing business with Hamlin, they wanted a credit card on file and since we don't have a credit card, we had to send them a deposit of \$500 to do business with them. I believe they still have our deposit and, if so, we need to get it back.

VI. Unfinished Business

A. Pool Roof

1. Status – It is coming along and should be finished within two weeks.

B. Budget Amendment for the pool roof – G Groepper –

Justification: the ballot for the assessment was not sent out until September and construction started about the same time. The assessment, if approved, is not due until the first of the month following approval. Even if approved, It is unlikely any funds will be collected before the final payment to the contractor is due. Without a budget amendment, we will overspend our budget before year end.

Without timely assessment approval the only way we have of paying the contractor in the short run is to draw down owners' equity.

The budget amendment:

G Groepper made the motion to amend the 2013 budget as follows:

1. Increase income by adding \$27,494 to a new line item under other income named transfers from owners equity

2. Increase the pool repairs and maintenance line item budget by \$27,494
3. Adjust totals accordingly

If the assessment is approved, and/or we receive additional insurance funds, those funds would revert to owner's equity at year end, replenishing some or all of the draws associated with the above amendment.

Motion Seconded by K Kinerk. Motion passed unanimously.

C. Special Assessment Ballot

1. Results – The Ballot is open until it is resolved.

VII. New Business -

A. R Chapa Signage issue. Mr Chapa explained about his sign and said he did not realize the problem was with the sign on common property.

B. Annual Meeting Preparations - D Torres announced the annual meeting date has been changed to December 15, 2013 at 2:00 pm. Nomination forms will be in the newsletter. D Torres will appoint a nominating committee. The nominating committee will present the nominations in October and nominations from the floor will be accepted at the November meeting.

C. Executive session – L. Mora summarized the executive session that was held before the meeting.

The board has received a demand letter and it has been turned over to the insurance company. The VWL attorney was advised of the demand letter. Any correspondence will have to go through the insurance company or attorney.

A problem with a residence was discussed and the board will contact the resident and the residents attorney about the problems with the property.

The VWL Attorney was asked about the roofs that have not been replaced.

D. Executive Session –

A Demand letter was received by President Diego Torres.

Four residents have roof repairs pending from last year's hail storm.

Several Residents have requested information from VWL.

Claim signature by Board Members Spouse

Resident who needs irrigation and yard work done but resident is not available

Status of a resident's past due fees

VIII. Announcements – K Elliott announced line dancing will not be held for a while due to an injury. She will notify by email when it will resume.

K Elliott announced the next Quilt class will be on Monday, September 30, 2013 and we will be making a pumpkin man. The cost is approximately \$10.00. Call or email Kay for questions.

N Kinerk announced not to forget about Palm Fest October 5 and 6, 2013. It is free parking and free admission.

D Torres announced one of our residents, Mr Hauser, has been moved to nursing home. He has cancer.

- IX. Open Forum - M Gonzalez asked why she can not get information she has requested from the board on some financial questions she requested in an email.
Bill Duck asked if he could give information on the demand letter.
- X. Adjournment – Meeting was adjourned at 7:50 by D Torres.

VILLAGE OF WESTLAKES
MINUTES OF MEETING
OCTOBER 22, 2013

- I. Meeting was called to order at 7:06 pm
- II. Carol Lund Led us in the Pledge of Allegiance.
- III. A quorum was established with four members present. D Torres, L Mora, K Elliott, G Groepper.
- IV. Minutes of Meeting for September, G Groepper made a motion to accept minutes K Elliott Seconded. Minutes were accepted.

- V. Treasurer's Report – G Groepper- As of September 30, 2013 we had \$27,924 in checking plus reserves of \$41,659 for a total of \$69,583. The first installment on the pool roof was paid in September. What remains is the second installment of \$13,747.50. Our insurance bill increased from \$6,300 to \$7,500 and was paid in October. It will go higher once we get an adjusted value for the current pool roof. Current insured value is \$17,100.
We received approximately \$5,610 from the insurance company for final payments on the clubhouse and maintenance shed and including \$300 for the pool building. We are still in negotiations with our agent over the pool coverage payment. Our agent is now battling with the insurance company.

- I. Committee Reports
 - A. ACC – D Coffman – Two request. One for a fence that was denied because it was not on the perimeter of the Village so it is not allowed. The other for a solar powered attic vent which was approved.
 - B. Clubhouse maintenance – D Elliott – Thanks go out to L Rericha for doing all the footwork and finding our new Sound System and wireless mikes. We can use it in the clubhouse and it also runs on batteries so we can take it to other areas if we need it. We also have rodent droppings in the clubhouse. The exterminator says he had noted any obvious rodent problems.
 - C. Clubhouse Library – J Boyle – Our library is getting full. I will be weeding out old books to make room for all the books people are donating.
 - D. Clubhouse rental – J Mora - We only have one new rental for November 2 over what has reported in the past.
 - E. Compliance – J Mora – No Report
 - F. Grounds – D Torres – Filling holes on the golf course is an ongoing work in progress. They are trimming around the lakes every Thursday. We are filling the lakes to keep them full.
 - G. Ladies Lunch – C Lund – October 14, 10 ladies attended the luncheon at Rene's and all had good time. Next month it will be at the Red Lobster South on November 11 at 11:30. Everyone is welcome.
 - H. Newsletter – K Elliott (for N Kinerk) - The November LINK newsletter was sent early since I will be out of town at the usual time. Items from residents, committee chairs and the board for the December 2013 newsletter should be submitted by November 23rd to Nedra Kinerk.
 - I. Pool – Marsha Davis - The pool is open for anybody brave enough to use it. Lots of area, which will be really nice once we start using the pool at night. We are back to two usable bathrooms that have both received face lifts. New toilets, cabinets, mirror, lighting and everything else needed in a bathroom. Most of the cosmetic work was done by Bill Duck. A big thanks to Margie Duck who scrubbed down the cool-decking and made the

area sparkle. Bill also reconstructed the large plastic tub where the chemicals are stored outside the building and put a new lock on the gate leading to that area. The chemical room also received a face-lift with a real ceiling and lighting. Bill added a nice plastic shelf so that we can store things that are needed and we don't have to have them all over the floor.

- J. Social Committee – K Elliott – There will be a Thanksgiving dinner at the clubhouse. Please sign up on the board. If anyone would like to cook the turkey let someone know. We need someone to chair this committee.

VI. Unfinished Business

- A. Pool Roof – D Torres - The city has given their final approval on the pool roof.
- B. Assessment Ballot Results – We have not been able to get enough ballots to pass the assessment. K Elliott made a motion to cease receiving ballots G Groepper seconded. The motion passed.
- C. Nominations Committee – J Gressinger and L Rericha – We had one nomination for the board position – Diego Torres. Nominations will be taken from the floor in the November meeting.
- D. Annual Meeting – December 15, 2 pm.

VII. New Business -

- A. Contract for grounds. The contract for the grounds is under review.
- B. Contract for Fertilizer – The contract is under review and will be voted on by the Board.
- C. 2014 – Budget – G Groepper - The 2014 budget is still a work in progress. I will give you highlights. We have to trim all the palms and deal with 3 dead palms so that looks like it is going to be a \$2,000 bill Insurance was up from 6300 last year to about 1000 but I don't have the bills yet. On property taxes, those of you who know that when you take out a building permit it triggers the county appraisal to come around and then everything shows up on your assessment list. We do not have our tax bill yet and I anticipate a small increase that we pay for in January. But the following year if that building go to any where to what it cost us we will probably have a substantial increase in our taxes for the next year so we have to plan. Whatever happens with contracts we don't know the answer to that yet and we do not know how much insurance we will get back from the pool roof that could play into the impact paying for the pool roof and not having to use owners equity. Some of you raised the question on how we are going to pay for the pool roof since the assesment failed, as you recall last month we had a motion to use owner's equity to budget to pay for the pool roof and that is reflected in the treasurers report I gave you. We have already paid \$13700 so we still have another \$13,700 or \$13,800 to pay. With the insurance payment it will bring our owners equity down into the neighborhood of about \$7,000 without the \$5000 we got from the insurance company I think it is \$5600 they have given us so far. If we get a big chunk out of the building then we will have some different budget options so it looks to me we are going to have to have a 5% increase in dues just to balance the budget. That is my preliminary thinking right now and as I say in the past few years don't kill the messenger my job is to try figure out the way to makes things neat without going into debt when we spend our owners equity but that is not a decision taken lightly because we need cash flow. Some months we need more than \$10,000 than we bring in order to balance the cash flow that month because of the way the cash flow comes in. Like I said before the cushion in owners equity needs to be about \$10,000 but I don't have the numbers yet and I am not prepare to release them . Hopefully we will have a budget hearing in early November and maybe we will know what the insurance situation is and we

will have a better idea But right now with no assessment it looks like we will be having some sort of a dues increase.

- D. Pet Problems - D Torres – The city was called about Pitt Bulls not being on leash and going after another dog. The city advised to steer clear of the dogs and go the other way if you see them. Pick up after your dogs. Cats do not come under any city ordinance.

VIII. Executive Session – Discussed the grounds contract.

IX. Announcements –

K Elliott - Quilt Club will meet on November 4 and 18. We will be working on the Quilt we started this summer on the 4th and start a tree skirt on the 18th.

Jim Hall – I have some Palmera starts if anyone would like them.

S Lewis – I would like to thank the board and you for taking care of the lot by me. They had to carry the lawn mower back to mow. Everyone get out and vote. We need to get the ball fields passed because they are greatly needed. It will not raise your taxes if you are a senior and your taxes are frozen.

X. Upcoming Board Meetings – November 19 - 7 pm and Annual Meeting December 15 - 2 pm.

XI. Open Forum – M Roberts asked if the McAllen Industrial bid for the grounds contract would be considered.

XII. Adjournment – Meeting was adjourned By D Torres at 7:47 pm.

Respectively Submitted,

Kay Elliott, Secretary
Village of Westlakes

VILLAGE OF WESTLAKES
MINUTES OF THE MEETING
NOVEMBER 19, 2013

I Meeting was called to order by D Torres at 7:00 p.m.

II Raudel Guerra Led us in the Pledge

III A quorum was established with all 5 members of the board present.

IV Minutes of the meeting – G Groepper made a motion to accept the minutes of the last 's meeting, L Mora Seconded

V. Treasurer's Report – G Groepper

As of October 31 we had \$41,659 in reserves and an additional \$14,264 in checking for a total of \$55,923 in the bank. As of October 31 we had not paid our final fertilizer treatment bill. Had that bill cleared in October we would have been under \$10,000 in checking. Because our cash flow out is irregular, we need approximately \$10,000 in checking, above reserves, as reserves cannot be used to meet irregular cash flows.

VI Committee Reports

A. ACC – no report

B. Clubhouse Maintenance – no report

C. Cluhouse Library – no report

D. Clubhouse Rental – Julian Mora – We have several rentals for November and December

E. Communications – Marsha is out of town so send anything that has to go out to K Elliott

F. Golf – M Davis and Iva will be handling golf.

G. Grounds – Green 9 is being resodded tree at 6 has been trimmed and we hope this will help the grass grow.

H. Ladies Lunch – This month was at redlobster. Next month it will be at the Republic at Rio Grande.

I. Newsletter - The December LINK newsletter will include any report that chairs make available for our residents. For many residents, the newsletter is their primary source of VWL information. Please help keep them informed of your activies. Items from residents, committee chairs and the board should be submitted by November 23 N Kinerk.

J. Social – December 1 at 2:30 will be the tree trimming. Thanksgiving dinner will be on thanksgiving day and you must sign up by Monday the 25th on the sign up sheets on the bulletin board. It will start at 6:00 p.m.

K. Swimming Pool – J Ryerson said there was not much activity at the pool because it is too cold.

L. Compliance – need to make sure your garbage cans are put away. Some residents are leaving them out for several days.

VII Unfinished business

A. Bentsen Road Project – Diego notified H Salinas about the unresolved issues of what needs to be done on the road project adjoining our property.

B. 2014 Budget – G Groepper explained there will be a \$6.00 dollar increase in dues. Don't shoot the messenger about the budget. I have been doing this for years and it is the same thing. G Groepper explained insurance and other items have gone up and due to the cost of rebuilding the pool and with a building permit it generates your taxes will go up, but we do not have a tax bill yet, but these are some of the reasons it was necessary to increase the dues. I can not complete the final budget until we have the tax bill and Norm should get that to me sometime this week when it comes in the mail.

C. Nominations from the floor for directors positions for December vote. There were no nominations from the floor.

D. Wish list/5 year draft proposal – Diego explained the items on the wish list. These items came from a meeting that was held a couple of weeks ago, open to all residents. Items included fence across the Bell property, repairing the bottom of the pool, repairing the cool deck around the pool, adding soil to fairway 3, xeriscape between green 6 and the road, rebuild the pool area fence.

E. Annual Meeting Agenda – The meeting will be held on December 15 at 2:00 pm. K Kinerk moved we add the wish list items with payment options to the agenda for the annual meeting to be voted on by the general membership at the annual meeting. G Groepper seconded. Motion passed.

VIII. New Business - Burglaries – D Torres announced there was a burglary of someone breaking into a car and getting the garage door opener and stealing items out of the garage. There was also a tailgate stolen. So if you have a pickup truck back it up to your garage door.

IX. Executive Meeting summary – Approved TLC and Contour Curbs contracts. Discussed getting extra money from insurance company.

X. Announcements – K Elliott – Quilting class next Monday, November 25, at 7 pm. It will be the last quilting class until further notice.
K Elliott reminded everyone not to forget to sign up for Thanksgiving.

XI. Upcoming board meetings – December 15, 2:00 pm

XII. Open Forum – Tim Campbell asked about the contract with contour curbs.

XIII. Adjournment – Meeting was adjourned at 8:14 by Diego Torres

VILLAGE OF WESTLAKES
ANNUAL MEETING MINUTES
DECEMBER 15, 2013

The meeting was called to order by President Torres at 210 p m.

The Pledge of Allegiance was recited.

K Elliott presented D Torres with Notice of Meeting.

During his opening remarks, President Torres commented on what had been accomplished during 2013. Included in these remarks was the pool house was completed and looked a lot nicer. We had a lot of parties during the year that many residents attended.

President Torres confirmed there was a Quorum of 25% (38 lots) including those present and proxies.

W. Eggers made a motion to accept the minutes from the annual meeting December 9, 2012. Minutes were approved.

President Torres appointed the Election Clerks B Trussell, J Gressinger, and Norm Sands.

The 3 year plan was presented. There was discussion from the floor about the items on the 3 year plan.

D Torres was the only candidate on the ballot for 3 year Director. G Groepper made the motion to elect D Torres by Acclamation. W Duck seconded the motion. Motion passed.

The meeting was recessed to count ballots for the 3 year plan.

Meeting was called back to order. The 3 year plan did not pass.

The meeting was recessed for Executive session.

Meeting was called back to order and the officers were presented as follows:

President	D Torres
Vice-President	L Mora
Secretary	K Kinerk
Treasurer	G Groepper
Parliamentarian	K Elliott

Meeting was adjourned.

Kay Elliott
Secretary