

VILLAGE OF WESTLAKES
BOARD MEETING MINUTES
January 21, 2014 at 6:30 PM
Clubhouse, 4101 Carnation Avenue, McAllen, TX

- I. Call to Order – President Diego Torres called the meeting to order at 6:30 PM.
- II. Roll Call – The attendance was as follows:

President Diego Torres	PRESENT
Vice President Lydia Mora	PRESENT
Treasurer Gregg Groepper	PRESENT
Secretary Karen Kinerk	PRESENT
Parliamentarian Kay Elliott	ABSENT

and 26 residents
- III. Pledge of Allegiance – Ken Boyle led us in the pledge.
- IV. Treasurer’s Report – Groepper reported that as of December 31, 2013, there was \$41,659 Reserve funds in the money market account and \$20,841 in the checking account. This includes the additional bills of \$259.23 to increase insurance coverage and \$400 to pay legal expenses due to a small claims law suit against a Board member. As of January 6, 2014, VWL is owed \$3,856 in delinquent accounts, of which three residents owe \$3,500.
- V. Approval of November 2013 Minutes – The minutes were approved with no corrections.
- VI. Naming Committee Chairs and Committees – Mora named the following members of each committee:
 - ACC – Dennis Coffman, Willard Moon, Jim Hall, and Tim Campbell
 - Clubhouse Social – Connie Gressinger, Kathy Ament, Sherrie Mandsager, Julie Groepper, and Judy Boyle
 - Clubhouse Maintenance – Dale Elliott, Jim Gressinger, Tim Campbell, and Julian Mora
 - Clubhouse Rentals – Julian Mora
 - Clubhouse Library – Judy Boyle
 - Communications – Marsha Davis
 - Compliance – has not been filled yet, volunteers needed
 - Golf – Iva Keacher, Marsha Davis, Norma Rodriguez
 - Grounds – Dennis Mandsager, Gregg Groepper, Marcus Monroe, and Diego Torres
 - Ladies’ Lunch – Carol Lund
 - Newsletter – Nedra Kinerk, Laura Coffman, Dottie Egger, Laura Hall, Irmgard Wooten, and Karen Kinerk
 - Pool – Bill Duck, Norma Rodriguez, Betty Johnson, JoAnn Ryerson, and Marsha Davis
 - Recycling – Jim Gressinger and Julian Mora
- VII. Committee Reports
 - A. Architectural Control – Word was sent that the ACC had one request pending, but they have not met on it.
 - B. Clubhouse Maintenance – Torres reported that the committee had used wire mesh to cover entrance holes being used by varmints.

- C. Clubhouse Rentals – L. Mora reported that there were no January rentals. There had been a potluck last Thursday. February 22 has been reserved for the Razz-Ma-Tazz potluck, and there will be upcoming golf events.
- D. Communications – no report
- E. Compliance – L. Mora reported that trashcans are still being left out past trash day. Nedra Kinerk pointed out there are a couple of people who are parking on the grass, which is against a city ordinance.
- F. Golf – no report
- G. Grounds – Torres reported that a water leak had been repaired. Any concerns should be addressed to him.
- H. Ladies’ Lunch – no report
- I. Library – Judy Boyle requested that returned books be put in the basket, not back on the shelf.
- J. Newsletter – N. Kinerk urged new committee chairs to share their activities via the newsletter. Items for the February *Link* should be submitted by January 25th.
- K. Pool – Bill Duck reported that everything looks good and that there has been little activity due to the weather.
- L. Social – Connie Gressinger reported that there would be a potluck on February 22 with entertainment from Razz-Ma-Tazz. There will be no potluck this Thursday (January 23). Julie Groepper reported that there would be a Tea/Style Show on March 8. Maureen Kicza reported that there would be a pancake breakfast on February 1 and again in March. Information will be in the newsletter and in emails.

VIII. Unfinished Business - none

IX. New Business

- A. Action without a Meeting – Diego reported that the Board had approved, through an action without a meeting, to pay for the legal representation of a Board member being sued. This was necessary since our insurance refused to represent the board member.
- B. Executive Session Summary – The Board met in Executive session to determine what action would be taken against the owners in delinquency.
- C. Loss of Water in Ponds Update – After discovering a water leak from the ponds, it was determined that a valve needed to be replaced. This was done for approximately \$700. When the ponds were drained in order to fix the problem, all of the valves were inspected. It was determined that some cleaning needs to be done next time we drain the lakes. A further discussion concerning the purpose of the lakes was had.
- D. Fish Theft – Some thieves stole some of our fish but were stopped on their second attempt. If anyone sees this type of event, call the police.
- E. Removal of Dead Palm Trees – The grounds committee will work with the tree trimmers to have the dead palms removed. It is time for the palm trees on common ground to be trimmed. Information will be in the newsletter for homeowners wishing to have their palm trees trimmed.
- F. No Trespassing Signage – After the fish theft event, the police suggested posting “No Trespassing” signs, but since we already have those signs, there is no plan to install more.

A recess was called at 7:00 PM in order to hear the guest speakers from the city. Guest speakers were McAllen City Engineer Yvette Barrera, McAllen City Commissioner and Mayor

Pro-Tem Hilda Salinas, City Manager Mike Perez, and Brad Bensen from the Parks Department. They answered questions about the Bentsen Road project and some other city related projects.

The Board reconvened at 7:47 PM.

- X. New Business
 - G. Investment Options for Reserve Fund – G. Groepper reported that the Board would be investigating a better place to hold our Reserve Fund than a money market account since Rio Bank has changed its requirements.
- XI. Announcements - none
- XII. Upcoming Meetings
 - A. February 18, 2014
 - B. March 18, 2014
- XIII. Open Forum – Dennis Mandsager asked whether we were satisfied with the Errors and Omissions insurance policy given that the company had refused to cover the Board member being sued. G. Groepper answered that we will be looking for another policy once all of the pool litigation and possible errors/omission litigation has been settled. A short discussion was held over the civil suit.
- XIV. Adjournment – Torres adjourned the meeting at 8:07 PM.

Karen Kinerk
VWL Secretary

VILLAGE OF WESTLAKES
BOARD MEETING MINUTES
February 18, 2014 at 6:30 PM
Clubhouse, 4101 Carnation Avenue, McAllen, TX

- I. Call to Order – President Diego Torres called the meeting to order at 7:01 PM.
- II. Roll Call – The attendance was as follows:
 - President Diego Torres PRESENT
 - Vice President Lydia Mora PRESENT
 - Treasurer Gregg Groepper PRESENT
 - Secretary Karen Kinerk PRESENT
 - Parliamentarian Kay Elliott PRESENT
 - and 27 residents
- III. Pledge of Allegiance – Sue Lewis led us in the pledge.
- IV. Treasurer’s Report – Groepper reported that as of January 31, 2014, there was \$46,661 Reserve funds and \$18,180 in the checking account. Delinquent accounts

amount to \$4,292, which is mostly from three members. Demand letters and liens are being addressed for these accounts.

V. Approval of January 2014 Minutes – The minutes were approved as presented.

VI. Committee Reports

- A. Architectural Control – Word was sent from Dennis Coffman that the ACC had approved a request for a pergola on lot 5.
- B. Clubhouse Maintenance – There was no report but L. Mora reminded owners that when using the Clubhouse for activities or rentals, the trash should be bagged and taken to the trashcans outside. This will prevent a bad smell permeating the Clubhouse. People should also make sure the lights are out and the doors are locked. Then Julian Mora told us that chicken wire had been put on the roof to prevent rodents. A hole in the siding had also been fixed.
- C. Clubhouse Rentals – There are no rentals from January or February.
- D. Communications – Marsha Davis reported that she has been sending out many emails.
- E. Compliance – J. Mora reported that the committee had made a neighborhood tour. Most of the concerns involve weeding, tree trimming, sparse grass, trash cans, and parking on the grass instead of the driveway or street. There will be phone calls or face-to-face contact with owners when possible. Letters will be sent as needed.
- F. Golf – Iva Keacher reported that a putting tournament would take place on Sunday, February 23. A pizza lunch will follow.
- G. Grounds – Torres reported that TLC had finished the quarterly treatment. Palms on common grounds had been trimmed as well as any private palm whose owner had requested and paid for the service. Notice of what the maintenance crew has accomplished for the week goes out each Friday by email. There was a short discussion about trimming palm trees.
- H. Ladies' Lunch – No report, but L. Mora reminded us that a notice of the luncheon is posted in the outside box.
- I. Library – No report, but Torres complimented the appearance of the library.
- J. Newsletter – N. Kinerk reminded committee chairs to share their activities via the newsletter. Items for the April *Link* should be submitted by March 20-22 or by email (nkinerk@att.net).
- K. Pool – Davis reported that the pool would be heated until Thursday this week. Water aerobics started today (Tuesday). Torres added that there was a problem with someone getting into the equipment room. Bill Duck reported that there had been an issue with fries at the pool and an orange soda that had been spilled and allowed to bake into the deck.
- L. Social – Carolina Treviño announced that she had started (last week) Salsa classes on Thursdays at 10:00 am. L. Mora reminded us that there is a social on March 22 featuring Razz-Ma-Tazz. There will also be a Tea/Style show on March 8. Tickets are \$7. Maureen Kicza reminded us that there would be a Pancake Breakfast on March 1 for \$3.50.
- M. Recycle – Torres announced that the Recycle Committee has been disbanded. Do not leave your cans at the pool any more. The mess had become too much of a problem.

VII. Unfinished Business

Removal of Dead Palm Trees – Torres explained that the Board is in the process of deciding what to do about the three dead palm trees on common ground. Tonight

comments from the audience and Board would be heard with a vote next meeting. He then asked Dennis Mandsager to make a presentation.

Mandsager reported that the Grounds Committee recommended keeping the palms with a vote of three in favor and one abstention. He further explained why. Mandsager pointed out that this was a low-cost way to add to our Wildlife Habitat distinction, which we committed to when applying for it last time Torres was president. By adding some plants, such as Coral Bean and Fiddlewood, at the base of the trees. We could encourage woodpeckers, parakeets, parrots, and other birds to the area. Dead palm trees are the most popular trees for cavity nesters. He added that Quinta Mazatlan had the same situation. Mandsager presented pictures of the Quinta trees that compare to ours and birds that are attracted to the dead palms. He encouraged any with questions to contact him.

There was a concern about the trees falling and setting a precedent that would allow dead trees. There was also a question about cost of planting.

Groepper addressed the precedent by claiming that this would not be an issue unless an individual owner got a Wildlife Habitat distinction. The Village has this distinction and should be trying to encourage wildlife for this reason plus the fact that we have been harassing the City of McAllen for years to do something about the habitat and wildlife that we lost because of the Bentsen Project. Groepper also told the owners that he had a study that had been conducted concerning the virtue of wildlife to increase home values. He would be happy to email this study to any who wanted it.

At the end of the discussion, there had been seven owners, many who reside within view of the palms, speaking in favor of keeping the dead palms with additional plantings and two who spoke in opposition.

Torres reminded owners to speak with Board members to express opinions. A Board vote would be taken at the next meeting.

VIII. New Business

A. Meeting with City Officials Summary – Torres summarized the meeting that was held with city officials on February 11. Below are the highlights.

1. A fence was erected on the Daffodil berm, but a small area was still left open. It will remain as such.
2. The Village streets are not due to be repaved at this time.
3. Daffodil Avenue will be repaved this year. Stripping will be done after repaving on the lane next to the Village to remind drivers that this is not a lane on which to drive.
4. Problems with the signal lights at Ware and Daffodil have been addressed. If further problems are had, utilize the City's 311 service.
5. The erosion on pond #1 is our problem, but perhaps granite stones might work.
6. Drainage problems on Carnation Circle are being investigated.
7. It was agreed that sidewalks are needed at the entrance along 41st Street because of safety. Maybe this can be done this year.

B. Notice of Intent to Vote on Use of Reserve Fund Money – Groepper explained that because we had to use money that had been budgeted for other expenses for the gate valve replacement, the Board intends to vote on using money from the Reserve Fund to finance this expenditure to make sure the budget is not overdrawn. The valve fits the requirement of being an unbudgeted emergency

repair. Notice of intent to vote is required. This is the notice that the vote will be conducted at the next meeting.

- C. Pool Expenditure Status – Torres went over the latest expenditures at the pool. Several repairs have been needed.
- D. Clubhouse / Pool Phone Decision – A discussion on the need for a phone at the Clubhouse and pool was had. The Clubhouse phone had been taken out when residents had abused it. The pool phone was removed when the construction happened. There was a general consensus that a phone for emergencies would be good, so a 911 phone was suggested for both locations. Further details on the phone line costs will be obtained before a vote next meeting.
- IX. Announcements – Elliott requested prayers for her son Rusty Fears as he faces surgery next Tuesday (February 25) to address his cancer.
- X. Upcoming Meetings
 - A. March 18, 2014
 - B. April 15, 2014
- XI. Open Forum – Kicza asked whether a defibulator might be considered.
- XII. Adjournment – Torres adjourned the meeting at 8:20.

Karen Kinerk
VWL Secretary

VILLAGE OF WESTLAKES
BOARD MEETING MINUTES
March 18, 2014 at 7:00 PM
Clubhouse, 4101 Carnation Avenue, McAllen, TX

- I. Call to Order – President Diego Torres called the meeting to order at 7:03 PM.
- II. Roll Call – The attendance was as follows:
 - President Diego Torres PRESENT
 - Vice President Lydia Mora PRESENT
 - Treasurer Gregg Groepper PRESENT
 - Secretary Karen Kinerk PRESENT (electronically)
 - Parliamentarian Kay Elliott PRESENTand 20 residents
- III. Pledge of Allegiance – Torres led us in the pledge.
- IV. Treasurer’s Report – Groepper reported that as of February 28, 2014, there was \$46,667 Reserve funds and \$21,987 in the checking account for a total of \$68,654 in the bank. Delinquent accounts amount to \$4871, with \$4,177 from three members. The 2013 federal taxes were filed, and we owed no taxes.
- V. Approval of February 2014 Minutes – The minutes were approved as presented.
- VI. Committee Reports
 - A. Architectural Control – no report
 - B. Clubhouse Maintenance – Torres reported that lights had been installed in the parking lot.

- C. Clubhouse Rentals – Julian Mora reported that there were no rentals in March. There are already parties signed up for April and May, so if you need to reserve a date, you should call as soon as possible.
- D. Communications – Marsha Davis reported that she has been sending out emails. Any Village communications for distribution should be addressed to <vwlccommunication@aol.com>, not her personal account.
- E. Compliance – J. Mora reported that the committee is still working on issue
- F. Golf – Davis reported that 12 people had participated in the golf tournament. The Golf Banquet is set for March 29. All are invited. Prospective attendees should sign up on the posted sheet. The cost is \$12 per person.
- G. Grounds - Dennis Mandsanger reported on several projects on which the committee is working. They are:
 1. Upcoming action to stabilize pond banks.
 2. An aerator in the pond behind the Clubhouse.
 3. The use of macrozyme to keep ponds healthy.
 4. Stocking the ponds to eat insects and algae.
 5. The removal of the barriers from ponds 3 and 4 since they are no longer working.
 6. A plan to control the weeds on the golf course.
- H. Ladies' Lunch – Carol Lund reported that eight ladies ate at Roosevelt's this month. Next month (on the second Monday), the ladies will meet at Rene's. Information is posted on the Clubhouse board.
- I. Library – no report
- J. Newsletter – Torres reported for Nedra Kinerk. She reminded committee chairs to share their activities via the newsletter. Items for the April *Link* should be submitted by March 20-22 or by email (nkinerk@att.net).
- K. Pool – There was no report, but there was a question of whether the committee is patrolling the pool. Marsha Davis answered responded no.
- L. Social – There would be a potluck on Thursday. People should sign up for the social (at 5:00) and dinner (at 6:00). Julie Groepper reported that extra money from the fashion show was used to buy new coffee carafes. Salsa classes will resume later this month.

VII. Unfinished Business

- A. Removal of Dead Palm Trees – Torres announced that he had received no emails requesting the removal. The audience was then allowed to speak. Board Member Groepper then referred to a federal law that prohibits the disturbance of federally protected migratory birds, including woodpeckers, which our palm trees have. G. Groepper moved to keep the three dead palm trees standing. K. Kinerk seconded the motion. The vote was three to zero in favor, recorded as: L. Mora and Elliot abstained from voting, G. Groepper, K. Kinerk, and Torres voted yea.
- B. Use of Reserve Fund Vote – G. Groepper was asked to clarify budget expenses and the use of the reserve fund. There was some discussion with Elliot asserting that the By-Laws prohibited this proposed use. G. Groepper clarified that this fit the description of why the reserve fund would be used since it was an unbudgeted repair that was of an emergency status. G. Groepper moved to use \$713.67 of the reserve fund to pay for the repair of the irrigation pump. L. Mora seconded the motion, which passed four to one, with Elliott casting the no

vote. (Note: a super majority of four Board members voting yea was needed for passage.)

- C. Clubhouse / Pool Phone Update – Elliot presented a report of current phone charges with special attention given to long distance service and the pool phone, which has not been replaced since the construction. Elliot moved to change our existing phone plan to exclude long distance with a one-year contract. K. Kinerk requested more time to review the information in order to make an informed decision. Elliot’s motion died with no second. L. Mora made a motion to table the issue. G. Groepper seconded the motion, which passed unanimously.

VIII. New Business

- A. Clubhouse Parking Lot Lighting – This issue was discussed under the Clubhouse report.
- B. Use of Golf Cart on Course – Torres indicated that there had been a request for residents to be able to use a golf cart or a two-wheel vehicle on the golf course. Torres asked Larry Reicha to speak on the why for this issue. G. Groepper requested that the Board receive input from the Golf Committee, so the discussion was postponed until a later meeting.

IX. Announcements

- Elliott thanked people for the prayers for her son, Rusty Fears. He is doing great.
- Bill Duck responded to a recent call to the city from another resident about an odor in the water. Duck reminded us that if shower drains or such are not used on a continued basis, an odor might result. He suggested people flush the drain periodically.

X. Upcoming Meetings

- A. April 22, 2014 (note the date change)
- B. May 20, 2014

XI. Open Forum

- Mandsager raised the issue of potential conflict of interest if board members have communication with the plaintiff concerning the small claims court filing, given the Board stands to gain financially if the suit is successful. All board members indicated they have had no communication with plaintiff Duck concerning the lawsuit.

XII. Adjournment – Torres adjourned the meeting at 8:20.

Karen Kinerk
VWL Secretary

Clubhouse, 4101 Carnation Avenue, McAllen, TX

- I. Call to Order – President Diego Torres called the meeting to order at 7:05 PM.
- II. Roll Call – The attendance was as follows:

President Diego Torres	PRESENT
Vice President Lydia Mora	PRESENT
Treasurer Gregg Groepper	PRESENT
Secretary Karen Kinerk	PRESENT
Parliamentarian Kay Elliott	PRESENT

and 15 residents
- III. Pledge of Allegiance – Torres led us in the pledge.
- IV. Treasurer's Report – Groepper reported that as of March 31, 2014, there was \$45,966 Reserve funds and \$21,351 in the checking account for a total of \$67,317 in the bank. Delinquent accounts amount to \$4729, with \$4,713 from four members. Two of those already have liens on their property, and the other two will have shortly.
- V. Approval of March 2014 Minutes – The minutes were approved as presented.
- VI. Committee Reports
 - A. Architectural Control – no report; Mora reminded us that there was no chair for the committee since Dennis Coffman resigned. Jim Hall was asked if he would chair the committee. He agreed. The rest of the committee includes Tim Campbell and Willard Moon.
 - B. Clubhouse Maintenance – no report
 - C. Clubhouse Rentals – Mora reported that there were two rentals for April and one for May.
 - D. Communications – no report
 - E. Compliance – Kinerk reported that notices of fines would be sent out to those still needing repairs from the hail damage.
 - F. Golf – no report
 - G. Grounds – Torres reported that the course is looking pretty good and commented that it looks better than Shary Golf Course. Dennis Mandsanger reported an issue with an owner trimming around the lake even though it is common property. He would like a notice to go out that reminds owners that they should not take individual action involving common ground without Board approval, especially since the action goes against a current policy.
 - H. Ladies' Lunch – Carol Lund reported that eleven ladies ate at Renee's this month. Next month (on the second Monday), the ladies will meet at Masterpiece. Information is posted on the Clubhouse board.
 - I. Library – Kinerk read the report sent from Judy Boyle, who indicated that after receiving a donation of over 200 books, there is a space problem. She is considering more shelves, getting rid of books that don't get used, or not accepting more donations. She is asking for suggestions. It was suggested that she go ahead and get rid of unused books and also donate some books to the Library Books
 - J. Newsletter – Nedra Kinerk reminded committee chairs to share their activities via the newsletter. Items for the May / June *Link* should be submitted by April 26 or sent by email (nkinerk@att.net). She reminded us that the summer

months are combined (May / June and July / August). Monthly newsletters begin again in September.

- K. Pool – Bill Duck reported a problem encountered at the pool that seems to be the responsibility of the gas company. It is being determined whether this is so.
- L. Social – Kathy Ament and Julie Groepper reported that a morning coffee on the first Monday of the month began in April. It went well, and there will be another in May. There will also be a potluck on May 15. It will be a Bar-B-Q, so bring your own meat to cook.

VII. Unfinished Business

- A. Phone Bill Update – G. Groepper updated us on the phone account. He was able to work a new contract for 12 months with ATT for \$89 a month, reduced from \$144. This will still include internet, long distance, and some other services not necessarily needed, but included. The price will not be reduced even if the unneeded services were dropped. This offer also would allow an additional line to be added at the pool for \$30 instead of having it listed as a separate line charge. G. Groepper also researched 911 phones. We can get one that plugs in and requires the line charge for \$30 a month, or we can get a 911 cell phone that come in a secure box, which would cost around \$300, depending upon the type.
 - 1. Pool Phone – A discussion was held on the merits of having a regular line at the pool (\$30 monthly), having a 911 only phone (\$30 monthly), or a 911 cell phone (\$300). G. Groepper moved authorize the pool committee to purchase a 911 cell phone, which fits in their budget. Kinerk seconded the motion. Elliot moved to table the motion until she could find out some more information. Her motion died with no second. The previous motion made by G. Groepper passed 3 – 1, with Elliot voting nay. A sign with the pool address will be posted.
 - 2. Clubhouse Phone – A discussion was held concerning the options of activating the landline presently in the foyer, installing a 911 phone, or not providing a phone. Mora moved that a 911 phone be purchased, and Elliot seconded the motion. Mora and Elliott voted yea; K. Kinerk and G. Groepper voted nay. The tie was broken with Torres voting yea. A sign with the Clubhouse address will be posted, also.
- B. Lawsuit Update – Mora reported that the lawsuit against a Board member had been dismissed without prejudice due to jurisdiction. She passed out a copy of the ruling to each Board member.
- C. Insurance Update – G. Groepper reported that he received a copy of the lawsuit that has been filed through our attorney, Michael Moore. G. Groepper wanted to be assured that the suit had been filed within the two-year window. The plaintiff pleadings include 22 pages. We contend that the insurance company did not pay a fair amount for the pool roof structure. If we win, we could be awarded anywhere from \$200,000 to \$1 million, minus the lawyer's fee. The case was taken on a contingency basis. If the insurance company is found to have acted fraudulently, damages could be tripled. G. Groepper is also looking for an insurance policy that has better coverage, especially for Errors & Omissions.

VIII. New Business

Executive Board Summary – Torres reported that during Executive session it was decided to file liens on two owners who have not paid their fees. K. Kinerk also

reported that compliance fines had been determined for those not repairing their hailstorm damage. Mora announced that letters would go out in the next two weeks.

- IX. Announcements - none
- X. Upcoming Meetings
 - A. May 20, 2014
 - B. June 17, 2014
- XI. Open Forum
 - Mandsager repeated that he believed a notice should be sent to owners through VWL Communication explaining why they should not interfere with the common ground and that the grounds crew has guidelines from Marcus's contract that they are to follow.
 - Torres says that there has been some complaining about the weeds and tall grass on the berm owned by the city behind the houses on 43rd Street. Since the city made an agreement to take orders only from the VWL President, Torres plans to survey the owners on 43rd before he calls any one from the city.
- XII. Adjournment – Torres adjourned the meeting at 7:55 after G. Groepper moved to do so, and Elliott seconded.

Karen Kinerk
VWL Secretary

VILLAGE OF WESTLAKES
BOARD MEETING MINUTES
May 27, 2014, at 7:00 PM
Clubhouse, 4101 Carnation Avenue, McAllen, TX

- I. Call to Order – President Diego Torres called the meeting to order at 7:03 PM.
- II. Roll Call – The attendance was as follows:

President Diego Torres	PRESENT
Vice President Lydia Mora	ABSENT
Treasurer Gregg Groepper	PRESENT
Secretary Karen Kinerk	PRESENT
Parliamentarian Kay Elliott	PRESENT

and 19 residents
- III. Pledge of Allegiance – Torres led us in the pledge.
- IV. Guest Speaker - Brad Cowen, Natural Resource Conservation Service
(Note: Mr. Cowen had been asked to tour the Village and then speak to us concerning pond erosion and specifically the use of grass as an erosion prevention.)

Cowen began his presentation by letting us know that he was NOT from the Natural Resource Conservation Service, which is a federal agency. He is a County Agent with Texas A&M Agri-Lite Extension Service. He understood that our major interest was in preventing erosion and keeping our drains from filling.

As Cowen toured the lakes with Torres and G. Groepper, he saw that we used a variety of methods to control erosion. Other than the ones we use: liners, retaining walls, slopes with plants, rip rap, Cypress trees, and high grass, he knew of no other method. Each method was discussed in more detail. Cowen expressed admiration that the Village was making such an effort to control the erosion and thought that the lake banks were in decent shape. He did notice that some of the liners were pulling away from the banks and will need to be removed, replaced, or repaired in the future. We were also congratulated on our Wild Scape designation.

The issue of grass maintenance was then discussed since this was a concern of ours and it is one of the areas of his expertise. Cowen told us that we need a deep-rooted grass in order to help prevent erosion of the banks. He said grass that grows over the banks is especially good, but this often requires the lake levels to be lowered temporarily. Most people like the look of a full lake.

Cowen ended his presentation by reviewing our current methods of erosion prevention. All are good, and variety is also good. He does not know, cost-wise, which would be best. A cost analysis would have to be done to actually determine which might be best.

He then asked for questions. The first question concerned the best height of grass along the bank to be effective. Cowen replied that it was best for the grass to spill over into the lake. He stressed that the shorter the grass, the shorter the root zone. It was also asked how far out the longer grass should be from the lake. Cowen answered that about two feet would be good.

Cowen was asked directly if it was better to leave the grass around the lakes high. He answered, "Yes." He elaborated by saying that the higher the grass, the better for the root system. He could not really say how high it should be, though. Cowen added that any plant that grows out of the water is your friend, unless it is an invasive species.

A question about replacing liners was addressed next. Cowen said that a liner should be removed when it is no longer doing its job. Pulling away from the bank means that it is not working as well.

When asked if tapering was good method to control erosion, Cowen answered in the affirmative. The banks should be sloped at a three to one ratio. He added that aquatic plants should be used on the slopes. Bermuda grass does not do well in the water.

Another question concerned the presence of cattails. Cowen said cattails were good aquatic plants and are good to help control erosion. They should be watched, though, so that they do not become invasive or disrupt a view. He also mentioned that there are similar, but less invasive species of plants that could be employed in addition to the cattails.

The drainage of the ponds was then discussed. Cowen said that drawing down the lakes does not test the drainage system. The real test comes with a major storm. Of course, if the culverts are not clear, that will effect the situation. We should check with the Drainage District if there is any concern on this issue.

Before leaving, Cowen congratulated us on our work with the lakes and our efforts to control erosion. He stressed that if any banks were caving in, they should not be ignored. He said to contact him if he could help any more.

- V. Treasurer's Report – Groepper reported that as of April 30, 2014, there was \$45,973 in Reserve funds and \$22,300 in the checking account for a total of \$68,273 in the bank. Delinquent accounts amount to \$5102, comprised of four members. It is expected that two of those will be resolved by next month. The other two will have liens on their properties.
- VI. Approval of April 2014 Minutes – The minutes were approved as presented.
- VII. Committee Reports
 - A. Architectural Control – Jim Hall reported that the ACC had not received any requests.
 - B. Clubhouse Maintenance – Torres reported that Julian Mora had plugged holes that were being used by rats. It was suggested that we ask Safeguard, as our pest service, to come analyze the situation.
 - C. Clubhouse Rentals – J. Mora sent a report to say that there were three rentals for the month of May.
 - D. Communications – Marsha Davis asked people to notify her of neighbors who move so that their emails may be deleted from her emailing list.
 - E. Compliance – no report
 - F. Golf – Davis reported that the golf committee had met to consider the issue of using Segways and golf carts. The committee voted no on both items.
 - G. Grounds – Torres reported that TLC would be applying their service on Monday (June 1).
 - H. Ladies' Lunch – Carol Lund reported that the ladies ate at Masterpiece this month. Next month, on the second Monday, they will eat at Dirty Al's. Call Carol to reserve a spot.
 - I. Library – no report
 - J. Newsletter – Nedra Kinerk reminded committee chairs to share their activities via the newsletter. It is especially important to get prayer requests to her. Items for the July / August *Link* should be submitted by June 21 or sent by email (nkinerk@att.net). She reminded us that the summer months are combined two months at a time. Monthly newsletters begin again in September.
 - K. Pool – Davis reported that the pool is in perfect operation as of today. The committee negotiated a better price on the propane and will save \$300.
 - L. Social – Julie Groepper reported that there was a potluck in May. They also will morning coffee time on the first Monday in June (the 2nd).
- VIII. Unfinished Business - none
- IX. New Business
 - A. Executive Board Summary – The Board will proceed with legal action against the owners having delinquent accounts.
 - B. Pond Banks Policy – It was decided to postpone any action until a further discussion is held. G. Groepper requested clarification that the present Board policy concerning grass around the banks would be followed for the time being. This policy requires the maintenance people to maintain the grass levels around the lakes at 6 to 12 inches. Torres confirmed that this policy would continue.
- X. Announcements

- Torres announced that Jim Gressinger needs some volunteers to help him with painting the Clubhouse.
 - K. Elliott announced that Dale Elliot had sanded the bridge and will soon be painting it.
- XI. Upcoming Meetings
- A. June 17, 2014
 - B. July 15, 2014
- XII. Open Forum
- N. Kinerk praised the Board for the continuation of the weed control spraying of owners' yards. She sees fewer weeds in her yard. She then presented the Board with Observations Concerning Enforcement of VWL Covenants and Rules & Regulations. The main areas she sees of concern are:
 1. Shrubbery and weeds are being allowed to grow. The shabby and neglected look lowers property values.
 2. Some trashcans are not screened as required by the Covenants and some are left out after trash day instead of being stored the same day as required.
 3. Vehicles are being parked on the grass. This not only kills the grass but also is against city code and Village regulations.
 4. Trees have not been replaced or added as required. There are plenty of small lots with small trees, so this is not an excuse.
 N. Kinerk pointed out that this attitude of ignoring "small, minor" compliance issues develops into a "who cares" policy. She requested that the Board address these concerns.
- XIII. Adjournment – Torres adjourned the meeting at 8:16 after K. Elliott moved to do so, and G. Groepper seconded.

Karen Kinerk
VWL Secretary

VILLAGE OF WESTLAKES
BOARD MEETING MINUTES
July 22, 2014, at 7:00 PM
Clubhouse, 4101 Carnation Avenue, McAllen, TX

- I. Call to Order – Vice-President Lydia Mora called the meeting to order at 7:02 PM.
- II. Roll Call – The attendance was as follows:

President Diego Torres	ABSENT
Vice President Lydia Mora	PRESENT
Treasurer Gregg Groepper	PRESENT (electronically)
Secretary Karen Kinerk	PRESENT

and 21 residents

- III. Pledge of Allegiance – New resident Tony Niemeier led us in the pledge.
- IV. Treasurer’s Report – Kinerk read Groepper’s report, which informed us that as of June 30, 2014, there was \$45,968 in Reserve funds and \$18,708 in the checking account for a total of \$64,694 in the bank. Delinquent accounts amount to \$9348, of which two property owners, which are under liens, owe \$8737.
- V. Approval of May 2014 Minutes – The minutes were approved as presented.
- VI. Committee Reports
 - A. Architectural Control – Jim Hall reported that the ACC had approved a small pool on a property with a fence.
 - B. Clubhouse Maintenance – Julian Mora reported that various preventative maintenance jobs had been completed by volunteers. Thanks go to those volunteers: Dale Elliott, Les Hedtke, Jim Gressinger, and Michael Alebis.
 - C. Clubhouse Rentals – J. Mora reported that there had been two rentals in June and one in July.
 - D. Communications – no report
 - E. Compliance – J. Mora reported that a review of the Village had been done in the last week. Some residents have weeding issues. Leaving trash cans out longer than trash day has improved. Residents parking on grass received letters and complied with the request to quit. Phone calls or face-to-face requests are done when possible. Otherwise, letters are sent to owners. Nine letters were sent in June. All but four have complied. The Board will review and take action with these owners.
 - F. Golf – no report
 - G. Grounds – Dennis Mandsager reported that he had personal knowledge of the need of TLC’s need to address the crab grass problem. The greens are looking pretty good. There has been a problem with residents leaving plastic bags and bottles in the brush areas. These are items that are NOT collected by the city.
 - H. Ladies’ Lunch – Carol Lund reported that the ladies ate at Sweet Temptations in June. There were six people in attendance. Next month, on the second Monday, they will eat at the new Blue Onion. Call Carol to reserve a spot.
 - I. Library – no report
 - J. Newsletter – Nedra Kinerk reminded committee chairs to share their activities via the newsletter. It is especially important to get prayer requests to her. Items for the September *Link* should be submitted by August 27 or sent by email (nkinerk@att.net). She also requested news of any residents who deserve accolades.
 - K. Pool – Davis reported that Betty Johnson had resigned from the committee. Dennis Mandsager had been added as a member. The committee members are: Marsha Davis (chair), Bill Duck, Dennis Mandsager, Norma Rodriguez, and Joann Ryerson. A few repairs and filters have been purchased to make the pool in good condition. There have been problems with vandalism, such as people sneaking into the pool in the middle of the night, climbing over the fence, throwing in furniture, and leaving beer bottles and cans in the pool. The committee has begun locking the pool at 9:00 PM and unlocking at 8:00 AM. A proposal will be presented to the Board later in the meeting.
 - L. Social – Kathy Ament reported that fourteen people attended the coffee session last month on the first Monday. The next coffee social will be August 4 at 9:30 to 11:00 AM.

VII. Unfinished Business

- Erosion Control – Mandsager reminded the audience that a presentation had been made in May by an invited expert who let us know that we had been doing good things, such as growing plants and letting the grass surrounding the ponds grow longer. After this presentation, Mandsager and Groepper submitted a proposal to the grounds committee. This same proposal was presented to the Board, with copies sent out by email and presented to those in the audience. The audience and Board discussed the proposal. The proposal is:
 1. We will continue the existing policy of mowing not closer than 2 feet of pond banks without bulkheads and keeping grass height between 12 inches and 6 inches height in that 2-foot zone in areas without bulkheads. Non-grass plants along the banks, except palm trees, will be allowed to grow to at least three feet in height.
 2. Non-grass plants along the pond edge, with the exception of palm trees, will be allowed to grow to at least 3 feet in height, and then shaped to have an attractive appearance that does not jeopardize root growth. Rubber banks that have pulled away will be removed.
 3. Volunteer palms will be poisoned and not pulled to prevent damage to pond bank stability. Residents will be encouraged to donate plants or funds to enable the policy.
 4. Pond rubber barriers that have fallen in the ponds or pulled away from the banks will be removed. The drain gate will be tested and maintained at least twice a year.
 5. Banks that are evidencing cave-ins will be given priority to be addressed in next year's budget cycle in the most cost effective manner, to include sloping and re-vegetating, installing bulkheads or rip rapping.
 6. Plant height markers will be installed at reasonable intervals along pond banks to ensure trimming policy is maintained.
 7. Residents will be encouraged to donate plants or funds to be used in their viewscape to enable this policy. Plants will be from a list established by experts, such as the Texas Agricultural Extension Service. Planting approval shall pass through the Grounds Committee for review and recommendation.
 8. To guarantee our ponds can safely drain during major storm events, they shall be watered down and sufficiently drained annually. Culverts will be checked to ensure they remain open. Pond and irrigation maintenance can be performed during that cycle.
 9. Culverts more than 50% blocked at either entrance will be cleaned and cleared.
 10. The drain gate at pond one will be tested and maintained at least twice annually to ensure safe operation during a major storm event.
 11. As a general rule, at least two members of the Grounds Committee will have taken or will agree to take at the earliest opportunity, either the Texas Master Naturalist program or the

Quinta Mazatlan Backyard Habitat class as a condition of serving on the committee.

12. The President and the Grounds Committee will execute this policy. Proposed exceptions to the policy will be reviewed by the Grounds Committee and must be approved by the Board after review of the Grounds Committee recommendations.

K. Kinerk moved to accept the proposal as presented as Board policy. After Groepper seconded the motion, it was approved unanimously.

VIII. New Business

A. Executive Board Summary – K. Kinerk reported that the Board acted upon three items. They are as follows.

- Delinquent Accounts – The two owners mentioned in the treasurer’s report were reviewed for status. Groepper and L. Mora will investigate the situations further and make sure the liens are up-to-date.
- Covenant Infraction Fine – A particular owner who has not remedied a Covenant infraction will have a progressive fine imposed. Further action might be required later.
- Resignation – Kay Elliot extended her resignation due to the fact that she was no longer an owner. Her resignation was officially accepted. Because the election is not that far away, the position will remain unfilled. The By-Laws allow but do not require that the position be filled.

B. Drainage Issues – Groepper explained that a problem of silt in the drains had been noticed. It was decided to postpone any action until the Grounds Committee gives a recommendation and a further discussion is held.

C. Pool Committee Recommendation

1. Discussion

- a. The Pool Committee’s recommendation, which had been emailed to residents earlier, was distributed. Bill Duck explained that the Committee had taken this step because there had been so many problems at the pool lately. Our own residents are taking glass beer bottles to the pool. Some of the empty bottles have been left in the pool along with beer cans. Cigarette butts are being left all over the pool deck. The gate is being left unlocked. We are also still experiencing unwanted visitors who are jumping the fence or walking in through the unlocked gate.
- b. Duck led a review of the recommendation, which is shown below.
 - i. The swimming pool and spa are for the use of residents and their guests only.
 - ii. Pool users swim at their own risk. There is no lifeguard.
 - iii. All minors under age 17 must be accompanied by an adult.
 - iv. All users should shower before entering the pool. Lotions, oils, or grease can harm the filter system.
 - v. The hot tub is for adult use only. Hot tubs can be dangerous for children.

- vi. Hot tub users should turn off the hot tub switch after each use.
- vii. Homeowners should inform their guests of the rules, should ask violators of the rules to comply with them, and should report violations to any member of the Pool Committee or Board.
- viii. Residents and their guests may use the pool and hot tub during all hours of operation unless the facilities have been reserved for a special event, such as water aerobics, which has been approved by the Chair of the Pool Committee and the President.
- ix. Unauthorized use of the pool is a trespass and should be reported to the Pool Committee and McAllen police immediately.
- x. Violations of the following rules by homeowners, renters, or guests will result in the following sanctions against the homeowner: assessment of a fine of \$25 for the first violation, the assessment of a fine of \$100 for the second violation, and the loss of pool privileges for a time to be determined by the Board for subsequent violations:
 - a) For safety and health reasons, diving, running, and pets are not allowed in the pool area.
 - b) Smoking is not permitted in the pool area.
 - c) Glass containers are not permitted in the pool area.
 - d) Plastic pants are required on children who are not potty trained.
 - e) A maximum of four guests (not including overnight house guests) for each homeowner or renter is permitted.
 - f) Entry into the pool area outside of the hours of operation (8:00 AM to 9:00 PM) is not permitted.

c. Audience members applauded the Pool Committee's actions and asked questions for clarification. The use of security cameras and different fencing was suggested.

- 2. Action – It was decided that further discussion was needed for the security issues. A work session will be held later. Groepper moved to accept the Pool Committee's proposal, excluding the change in a minor's age to 17. (This will keep the age of minors as all under the age of 18.) K. Kinerk seconded the motion; the motion passed unanimously.

IX. Announcements - none

X. Upcoming Meetings

- A. August – The meeting will either be August 12 or August 26. Notice will be sent out later.

B. September 16, 2014

XI. Open Forum

- Sue Lewis asked for an update on the property next to her. She complained that it is in terrible shape. L. Mora answered that she could not give out particular information that was confidential but encouraged Lewis to turn in a complaint concerning the condition of the yard.
- Carol Lund asked what had happened to the organ. Mora responded that the organ had been donated to the Salvation Army. There had been some electrical sparks causing worry that a fire might be caused.
- Hilda DeShazo asked that other owners confirm that we (The Village homeowners) had been told by the city that there would be a nice walking path on the west side of the Village along Bentsen that would look like 2nd Street. Her memory was confirmed. She is pursuing the issue with Commissioner Hilda Salinas and encouraged others to ask questions.

XII. Adjournment – L. Mora adjourned the meeting at 8:16.

Karen Kinerk
VWL Secretary

VILLAGE OF WESTLAKES
BOARD MEETING MINUTES

August 12, 2014, at 7:00 PM
Clubhouse, 4101 Carnation Avenue, McAllen, TX

- I. Call to Order – President Diego Torres called the meeting to order at 7:05 PM.
- II. Roll Call – The attendance was as follows:

President Diego Torres	PRESENT
Vice President Lydia Mora	PRESENT
Treasurer Gregg Groepper	PRESENT (electronically)
Secretary Karen Kinerk	PRESENT

and 18 residents
- III. Pledge of Allegiance – Torres led us in the pledge.
- IV. Treasurer's Report – Kinerk read Groepper's report, which informed us that as of July 31, 2014, there was \$45,992 in Reserve funds and \$22,432 in the checking account for a total of \$68,434 in the bank. Delinquent accounts amount to \$9,722, of which two property owners, which are under liens, owe \$9,000. Of the two property owners, one is under bankruptcy, and the other has a mortgage.
- V. Approval of July 2014 Minutes – The minutes were approved as presented.
- VI. Committee Reports
 - A. Architectural Control – Jim Hall reported that there had been no requests.

- B. Clubhouse Maintenance – Julian Mora reported that the parking lot had been repainted with stripes, the handicapped logo, and the ADA ramp. An electronic repellent had been installed throughout the Clubhouse that seems to be working since there has been no rodent activity for the last two months. Mora also issued a reminder that all residents using the Clubhouse should clean up their trash after use. This is especially true for food trash. Jim Gressinger was helpful in the above-mentioned projects.
- C. Clubhouse Rentals – J. Mora reported that there had been two rentals in August with another planned yet this month for a total of three.
- D. Communications – no report
- E. Compliance – J. Mora reported that the committee continues to review the neighborhood. Follow-ups will be done for owners receiving letters in July.
- F. Golf – no report
- G. Grounds – Torres reported that he had requested that TLC come back and hit some spots of crab grass.
- H. Ladies' Lunch – Carol Lund reported that six ladies ate at Blue Onion in August. Next month, on the second Monday, they will eat at the BJ's. Call Carol to reserve a spot.
- I. Library – no report
- J. Newsletter – Nedra Kinerk reminded committee chairs to share their activities via the newsletter. It is especially important to get prayer requests to her. Items for the September *Link* should be submitted by August 27 or sent by email (nkinerk@att.net). She also requested news of any residents who deserve accolades.
- K. Pool – Torres reported that it had been decided to drain half of the pool water and mix the present water with fresh water. This will allow the use of fewer chemicals. Torres did not know when the draining would occur. An email will be sent to let owners know.
- L. Social – K. Kinerk read Kathy Ament's report, which was a reminder to people of the "Dog Days of Summer Hot Dog Party" on August 21. The Village will furnish the hot dogs and fixings. All should bring a dish to share and their own beverage. Cocktails are at 5:00, and dinner is at 6:00. Ament also reported that there had been a great turnout for the August coffee. The next coffee will be September 1 at 9:30 to 11:00.

VII. Unfinished Business

- A. Drainage Issues – Torres reminded us that Groepper sent out pictures showing the conditions of the drainage pipes. Torres also said that the policy of trimming six to 12 inches along the banks was being followed. Groepper said that more work would be done on the drainage pipes once he returns in September.
- B. Pool Security – Torres went over some figures that were given with the three bids for pool cameras for added security. The bids were from ASG, Superior Alarms, and Pro Vigil. Joanne Ryerson, a Pool Committee member, said that since she has been locking the pool at 9:00 with a bicycle lock there have not been the problems that we had previously. L. Mora moved to table the issue. K. Kinerk seconded the motion, which passed unanimously.
- C. Insurance Litigation Update – Groepper reported that the legal documents to our insurance suit have been presented in court. We are currently waiting a mediation date.

VIII. New Business

- A. Nominating Committee – Torres announced that he had asked some owners to serve on the Nominating Committee but had not heard back from the people. He hopes to have a committee named in the next few days. Any owner willing to be on the committee should contact Torres. Groepper requested that K. Kinerk review the timeline for the election. K. Kinerk said that the Nominating Committee would present a slate of directors at the October meeting. There are two 3-year positions and one 1-year position open. At the November meeting, nominations from the floor would be accepted. A ballot would then be compiled with nominations from both meetings. That ballot would be included in the annual meeting notice. Groepper asked for clarification of why nominations would not accepted from the floor in December at the annual meeting. K. Kinerk explained that the state changed the law a few years ago to mandate that an agenda and ballot be given to owners before the meeting. If anything changes at the meeting, that makes all owners' absentee ballots void. To make sure all are able to vote, the business and nominees must be announced in the meeting notice.
- B. West Bank Weed Removal – Torres explained that our “West Bank” referred to the area behind the homes on 43rd Street. He has sent three emails to our Commissioner about the weed problem. It seems they have started on some of the removal but have not finished. Torres plans to meet with Brad from the Parks Department. N. Kinerk said that she had made comments at the last Public Forum of the City Commission reminding them of the promises that have been made to the Village since the budget for next year is being discussed. N. Kinerk encouraged other owners to do the same thing. Hilda DeShazo said that she is in the process of compiling the minutes of meetings when City officials made promises. She wants to have them in her hands when she discusses the problem.
- C. Executive Board Summary – Torres reviewed the actions of the Board during the Executive Board Session. They are as follows:
1. Delinquent accounts are being monitored.
 2. Several issues with homeowners were discussed. The Board is addressing each one as needed.

IX. Announcements - none

X. Upcoming Meetings

A. September 16, 2014

B. October 21, 2014

XI. Open Forum

- Sue Lewis asked for other people's opinions concerning the turn lane on Daffodil. Many expressed concern that it was not safe because people did not know how to use the lane. Some are turning, and some are using it for passing. The lane needs to have arrows painted to show that it is a turning lane. There is also no area to get into the turn lane at the 41st Street entrance.
- Larry Reicha asked about the \$2500 that was on the last financial statement under legal fees and was concerned that it was not budgeted. Groepper answered that \$2000 had been budgeted, and the amount had been spent to cover K. Kinerk's legal representation in the Duck lawsuit.
- Joanne Ryerson asked why there was watering in the middle of the afternoon. Torres answered that he would check with Marcus to see if that could be altered.

Groepper added that there was only so much that could be done on the timing when 87 different zones had to be on the timer.

XII. Adjournment – Torres adjourned the meeting at 7:49.

Karen Kinerk
VWL Secretary

VILLAGE OF WESTLAKES
BOARD MEETING MINUTES
October 21, 2014, at 7:00 PM
Clubhouse, 4101 Carnation Avenue, McAllen, TX

- I. Call to Order – President Diego Torres called the meeting to order at 7:03 PM.
- II. Roll Call – The attendance was as follows:

President Diego Torres	PRESENT
Vice President Lydia Mora	PRESENT
Treasurer Gregg Groepper	PRESENT
Secretary Karen Kinerk	PRESENT

and 16 residents
- III. Pledge of Allegiance – Torres led us in the pledge.
- IV. Treasurer's Report – Gregg Groepper reported that as of September 30, 2014, there was \$46,005 in Reserve funds and \$29,585 in the checking account for a total of \$75,783 in the bank. An insurance bill of around \$8000 is still expected this year. Delinquent accounts amount to \$12,700, of which two property owners, which are under liens, owe 90%. Of the two property owners, one is under bankruptcy, and the other will be reported upon later. Yet to be determined is how much, if any more, that we receive from the insurance litigation concerning the hail damage.
- V. Approval of August 2014 Minutes – The minutes were approved as presented.
- VI. Committee Reports
 - A. Architectural Control – Jim Hall reported that a storage unit on a perimeter lot had been approved.
 - B. City / VWL – Groepper reported that the goal of the joint committee is to re-establish a vegetative barrier to separate the west Village border and the canal bank. Brad Benson, with the city, and the rest of the committee were marking items to identify what to save and what not. The plan will be sent out to the Village later. Nedra Kinerk added that the committee would be able to make recommendations for the hike and bike trail, which is actually a TxDOT project slated for 2016.
 - C. Clubhouse Maintenance – Julian Mora reported that the following items have been addressed: exit signs, emergency flood lights, burned out ceiling lights, two AC units, fire suppressant system, fire extinguishers, front entrance of

Clubhouse, and new seat cushions. Six new “Private Property / No Trespassing” signs were set up in our area. Thanks go to Jim Gressinger and Diego Torres for their help with the above-mentioned items.

- D. Clubhouse Rentals – J. Mora reported on the rentals for October.
- E. Communications – Marsha Davis had no reported but requested clarification on whether questions that she forwards to Board members get answers sent to the person asking the question. Torres answered in the affirmative.
- F. Compliance – J. Mora reported that the committee continues to review the neighborhood. Some notice letters will be sent next week to residents with identified issues.
- G. Golf – Davis said that more golfers are needed.
- H. Grounds – Groepper reported that he, Dennis Mandsanger, and Marcus had toured the grounds to develop a game plan the remainder of the year, which will be distributed later. They did discuss the pond weed problem. Copper-based chemicals are too expensive, so they will try to use a type of “rake.”
- I. Ladies’ Lunch – Carol Lund reported that eight ladies ate at Masterpiece in October. Next month, on the second Monday, they will eat at the Dirty Al’s. Call Carol to reserve a spot.
- J. Library – no report
- K. Newsletter – Nedra Kinerk reported that the November newsletter would list all Director candidates that the Nominating Committee names later in the meeting. A bio will be included, if available. The December *Link* would include additional candidates if nominated from the floor in November. She also reminded committee chairs to share their activities via the newsletter. It is especially important to get prayer requests to her. Items for the November *Link* should be submitted by October 23 or 24.
- L. Pool – Davis asked Bill Duck to report. He said everything looked good, but there was still a problem with occasional beer bottles left at the pool. Duck alerted the residents to the a black Ford Fiesta that has been seen with a car load of kids who do not belong to the Village
- M. Social –Kathy Ament’s reported that a Thanksgiving potluck will be held on November 20th since most who participate want to spend the actual Thanksgiving with their families.

VII. Unfinished Business

- A. Nominating Committee Report – Jim Gressinger began his report by saying that Ruth Bostick had resigned from the committee from the very beginning. Gressinger then went on to name the nominees for the Board of Directors. They are: Bill Duck, Jim Hall, Dennis Mandsanger, and Michelle Quiroz. Each candidate was introduced, if he or she were there, and given a chance to introduce him or herself.
- B. Annual Meeting Procedure Reminder – K. Kinerk reported on the procedure for the Annual Meeting. Notices will go out between 10 to 30 days before the meeting. All business must be on the agenda. Otherwise, any who vote absentee will have their ballot nullified, so a set agenda is very important. There are three positions open: two three-year positions and a one-year term to finish the resignation of Kay Elliott. The candidates nominated tonight and any nominated from the floor in November will be listed together. The top two vote getters will be elected to the two Director seats for a three-year term. The one finishing third will be elected to the one-year term.

VIII. New Business

- A. Executive Board Summary – Torres reviewed the actions of the Board during the Executive Board Session. They are as follows:
1. The Board will move forward with foreclosure procedures on one of the delinquent owners.
 2. The Board agreed to keep a rental deposit since the owner had not cleaned the Clubhouse properly after the owner's use.
- B. Budget Discussion – Groepper went over the procedure to approve the 2015 budget. He presented the Board with a balanced budget and no dues increase to consider. The document will be distributed through VWL Communications later. If everything continues as expected, there will be around \$7000 remaining at the end of the year, with \$5000 of that to go into Reserves. Any questions and / or suggestions should be sent to Groepper.
- C. By-Law Pet Discussion – Groepper discussed the fact that we have some residents who are afraid to walk in the neighborhood because of certain dogs. He pointed out a recent article about Aurora, Colorado, which had passed a “vicious dog” ordinance. He proposed that a By-Law be presented to the owners at the Annual meeting. Items to include and consider were discussed. This By-Law would be in addition to the present city ordinance.

IX. Announcements

- L. Mora reminded people that there would be no Thanksgiving dinner on Thanksgiving Day.
- M. Quiroz suggested that people utilize a “Beware of Dog” sign even if there is no dog.
- K. Ament announced that the monthly “Coffee Time” would still occur. It would be on the first Monday, November 3 at 9:30.

X. Upcoming Meetings

- A. November 18, 2014
- B. December 14, 2014 (Annual Meeting)

XI. Open Forum

- Larry Reicha extended a “Thank you” to Lydia and Julian Mora for the Clubhouse sign. They responded that they had erected the “Private Property” signs and the Clubhouse sign, but the Clubhouse sign in front had been created by Dale Elliott and painted by Julian.
- J. Gressinger asked whether all of the roofs in the Village had been repaired. Torres responded that three roofs had not been repaired, but two of them were under litigation.
- Reicha asked if Marcus could be requested to blow off the pebbles from the parking lot. Torres said he would request that.
- J. Mora told people that one of the exercise machines was broken and all should be careful.
- L. Mora thanked all of the people who had agreed to run for the Board.

XII. Adjournment – Torres adjourned the meeting at 7:59.

Karen Kinerk
VWL Secretary

VILLAGE OF WESTLAKES
BOARD MEETING MINUTES
November 17, 2014, at 7:00 PM
Clubhouse, 4101 Carnation Avenue, McAllen, TX

- I. Call to Order – President Diego Torres called the meeting to order at 7:03 PM.
- II. Roll Call – The attendance was as follows:

President Diego Torres	PRESENT
Vice President Lydia Mora	ABSENT
Treasurer Gregg Groepper	PRESENT
Secretary Karen Kinerk	PRESENT

and 19 residents
- III. Pledge of Allegiance – Torres led us in the pledge.
- IV. Treasurer’s Report – Gregg Groepper reported that as of October 31, 2014, there was \$46,012 in Reserve funds and \$27,757 in the checking account for a total of \$73,962 in the bank.
- V. Approval of October 2014 Minutes – The minutes were approved as presented.
- VI. Committee Reports
 - A. Architectural Control – Jim Hall that the committee had approved a fence extension. They had also inspected a roof and had a remodeling request pending.
 - B. City / VWL – Groepper reported that the first phase was completed.
 - C. Clubhouse Maintenance – Julian Mora reported that new outside floodlights were installed. There was an insurance inspection, which found that two smoke detectors are needed. One of the exercise machines needs a cable replaced; Mora will contact Academy to try to find a repairman.
 - D. Clubhouse Rentals – J. Mora reported on the rentals for November.
 - E. Communications – no report
 - F. Compliance – J. Mora reported that the committee continues to review the neighborhood. Notice letters will be sent this week to residents with identified issues. The ones receiving letters in October are still being monitored.
 - G. Golf – no report
 - H. Grounds – Torres reported that trees are being trimmed and debris is being collected. The grounds are being kept in good shape.
 - I. Ladies’ Lunch – no report
 - J. Library – no report
 - K. Newsletter – Nedra Kinerk reported that the December newsletter would list any Director candidates nominated from the floor tonight. A bio will be included, if available. She also reminded committee chairs to share their activities via the newsletter. It is especially important to get prayer requests to her. Items for the December *Link* should be submitted by November 20 or 21.
 - L. Pool – Bill Duck reported that the spa is being used almost daily. The committee still needs to drain and refill the pool before the end of the year.

- M. Social –Kathy Ament’s reported that a Thanksgiving potluck will be held on November 20th. There is a sign-up on the board. The Village will provide the turkey and mashed potatoes.

VII. Unfinished Business

- A. Annual Meeting Procedure Reminder – K. Kinerk reported on the following procedures for the Annual Meeting.

1. Nominations will be taken from the floor tonight. Torres asked if there were any nominations from the floor. After waiting and receiving none, K. Kinerk moved to close nominations. Groepper seconded the motion, which passed unanimously.
2. This week the Annual Meeting packets would be prepared for mailing. The packets would include:
 - a. The notice of the meeting
 - b. The agenda
 - c. The budget, which would be passed tonight
 - d. Last year’s minutes
 - e. An absentee ballot
 - f. A proxy
 - g. The By-Law proposal, if passed tonight
 - h. An addressed envelope to return the ballot or proxy.

Kinerk explained that the absentee ballot is a way to vote for yourself. It must be signed. The proxy is not used if the absentee ballot is used. The proxy gives another owner the right to vote for you.

3. At the meeting on December 14, there would be a vote for the Directors. Even though there are only three candidates for three positions, election by acclamation is not possible. The top two vote getters will be elected to the three-year terms. The third place person would receive the one-year term. If there were a tie, there would be a coin toss. A vote on the proposed By-Law would also be held.
4. The new Board would recess for an Executive session to elect officers for 2015.

- B. Budget – Groepper discussed the proposed budget that had been distributed with the agenda. It will also go out with the annual meeting notice once approved by the Board. Groepper discussed some of the items that were more than last year. They are in bold print. K. Kinerk moved to adopt the budget as presented. Groepper seconded the motion, which passed unanimously. (See below for the approved budget.)

- C. Pet By-Law – Groepper explained that the proposal that had been presented last month had been replaced with a more defensible proposal that had been suggested by our lawyer. This proposal was adapted from a California wording. This one focused more on any dogs that have attacked people instead of labeling certain dogs. He proposed that this be presented to the owners for a vote. He made his proposal a motion, which was seconded by K. Kinerk. The motion passed unanimously. (See below for the approved proposal.)

VIII. New Business

- A. Rezoning of Bell’s Property – N. Kinerk explained that the rezoning was city-initiated. Mr. Bell was going to request that his property, which is south of the Village, remain AO instead of being changed to R1. This is to be presented to

the P&Z Board on Tuesday at 3:00. The reason for us to support Bell's request is to make sure we remain in the picture for when the property is later rezoned for housing. Groepper presented a letter that would support Bell's position for the property to remain AO as well as name conditions that we would like to see if the property is ever rezoned into R1. K. Kinerk moved to present the letter to the P&Z Board. Groepper seconded the motion, which passed unanimously. (See below for the approved letter.)

- B. Action-without-a-Meeting: Complaint Filed – Torres said that the Board had filed a complaint with the City. Groepper went on to explain that the action had been taken without a meeting in order to file a complaint against a company that had dumped water softener salt into one of our lakes.
- C. Executive Board Summary – Torres reported that the Board had met in Executive Session to discuss the progress of the foreclosure on one of the properties.

IX. Announcements

- Torres announced that he had a new address for the Overlys, who had moved into Heritage Village. Torres would have the address sent out through VWLCommunications.

X. Upcoming Meetings

- A. December 14, 2014 (Annual Meeting)
- B. January 20, 2015

XI. Open Forum

- Marsha Davis asked for clarification of which Directors would be retiring. She was told that Groepper and K. Kinerk would be retiring.

XII. Adjournment – Torres adjourned the meeting at 7:36.

Karen Kinerk
VWL Secretary

Village of Westlakes 2015 Budget

Monthly Dues of \$131 Unchanged

<u>INCOME</u>	<u>2014</u>	<u>2015</u>
Fy 2014 savings		12,000
Assessments		2,000
Clubhouse Rentals	2,500	2,500
Golf	92	140
Late Fees	2,500	1,500
Monthly Maintenance	235,800	235,800
Other	1,714	500
Income-Other		
Interest Income		70

TOTAL INCOME 242,606 **254,510**

ADMINISTRATIVE EXPENSES

Bank Service Charge	1,100	1,100
Federal Taxes	100	100
General	50	50
Hardware	500	500
Insurance	8,000	9,000
Legal & Accounting	2,000	2,000
Newsletter/Directory	1,400	1,400
Outside Services	400	400
Permits & Licenses	50	50
Real Estate Taxes	1,900	2,000
Software	200	200
Supplies, Printing & Postage	500	500
Telephone	2,000	2,100
TOTAL ADMIN	18,200	19,400

CLUBHOUSE EXPENSES

Activities	800	1,200
Air Conditioning Repairs	2,050	2,050
Building Repairs	800	6,700
Clubhouse Cleaning	3,300	3,300
Electric	6,000	6,000
Equipment Repairs	1,000	500
Pest Control	600	600
Supplies	1,400	2,200
Water	1,000	1,000
TOTAL CLUBHOUSE	16,950	23,550

GROUNDS EXPENSES

Chemicals & Fertilizers	8,000	8,000
Electric	7,000	8,600
Golf	500	500
Grounds Maintenance	130,834	133,058
Grounds Upkeep		
Fertilizer Contract	22,733	23,119
Maintenance Shed Fence	600	0
Other	5,214	
Palm Tree Trimming	2,000	0
Other		10,000
Total Grounds Upkeep	30,547	33,119
Irrigation Repairs	5,000	6,000
Irrigation District Tax	200	200
Landscaping	1,000	0
Water	4,000	4,000
TOTAL GROUNDS	187,081	192,977

POOL EXPENSES

Chemicals	1,200	1,200
Gas-Pool Heating	3,500	3,500
Repairs & Maintenance	5,000	6,000
Water	1,000	1,000
TOTAL POOL	10,700	11,700

SUBTOTAL EXPENSES	232,931	247,627
-------------------	---------	----------------

CONTRIBUTION TO RESERVES		5,000
-----------------------------	--	-------

TOTAL EXPENSES		252,627
----------------	--	----------------

UNBUDGETED		1,883
------------	--	-------

Proposed Addition to the By-Laws

New Section 6.04 Dangerous Animals:

Dangerous Animals

6.04

(a) No owner or tenant who possesses an animal allowed under Article X, Section 7 of the Declaration (an “Allowed Animal”), shall permit, allow, or cause such Allowed Animal to run, stray, be uncontrolled or in any manner be in, upon, or at large upon any part of the Common Area unless it is continuously restrained by a substantial leash and under the control of a responsible adult.

(b) Notwithstanding the foregoing, no Allowed Animal that is determined by the Board to be a Vicious Animal or Potentially Dangerous Animal as defined herein shall be kept within the Subdivision. Upon Board determination that an animal is a Vicious Animal or Potentially Dangerous Animal, such animal shall be removed from Subdivision on or before ten (10) days after written notice of the determination has been delivered to the owner of the Vicious Animal or Potentially Dangerous Animal or to the premises where the Vicious Animal or Potentially Dangerous Animal is kept.

(c) An animal shall be deemed a "Vicious Animal" for purposes of this Section if, when unprovoked: 1) it has bitten a person causing severe injury (however, a Vicious Animal may be vicious even though it is not proven to have caused severe injury); 2) in an aggressive manner, it inflicts severe injury on or kills a human being or other domestic animal; or 3) it is previously determined to be a Potentially Dangerous Animal (as determined by the Board of Directors or local governmental authority) and, after its owner or keeper has been notified of this determination, it continues to engage in behavior deemed potentially dangerous as outlined in subsection (d)(3) below. For purposes of determining if an animal is a "Vicious Animal," "severe injury" means any physical injury to a human being or domestic animal that results in muscle tears or lacerations, or requires sutures, stitches, or corrective or cosmetic surgery.

(d) An animal shall be deemed "Potentially Dangerous Animal" for purposes of this Section if, when unprovoked: 1) on two separate occasions within the prior 36 month period, it engages in any behavior that requires a defensive action by any person to prevent bodily injury when the person and such animal is off the property of the owner, tenant or keeper of such animal; 2) it bites or inflicts injury to a person or domestic animal causing a less "severe injury" than as defined above; 3) on two separate occasions within the prior 36 month period, it has killed, seriously bitten, inflicted injury, or otherwise caused injury to a domestic animal off the property of the owner, tenant or keeper of such animal; or 4) such animal has run loose or, if leashed, was not under the control of a responsible adult on one occasion after the occurrence of subsection (d)(3) above.

(e) The fine for non-compliance shall be \$25 per day per Vicious or Potentially Dangerous Animal and shall have the same standing as assessments and other penalties as outlined in Article X, Section 14 of the Declaration.

The Association shall have the right to cause a dog found to be in violation of any provision of this Section to be removed from the Project and to enforce this Section pursuant to the terms of Article XI, Section 3, of the original Declaration or any other provision or amendment thereto.

November 18, 2014

The Honorable Jim Darling
City Commission
City of McAllen
City Hall 1300 Houston Ave.
McAllen, TX 78501

Dear Mayor Darling,

The Board of Directors voted yesterday to support leaving the zoning of tract 15A at the current A/O agricultural-open space designation.

That property abuts the southern boundary of our subdivision, some of which is zoned A/O and contains part of our golf course and open space, so it is appropriate that it retain the A/O designation. In conjunction with the City, we have worked hard to foster good habitat development and environmentally sound practices in our subdivision and would support leaving tract 15A unchanged at the A/O designation to retain essential habitat within the city.

In the event tract 15A is some day rezoned and subsequently developed, our position is as follows:

1. R-1 for the entire tract is our second choice, after A/O
2. If classified R-1, the developer should be required to install an adequate barrier between the southern boundary of the Village of Westlakes and the northern boundary of the tract. A barrier is essential to protect the development from damage by errant golf balls and preclude the spread of invasive weeds, grasses and storm water run-off into our subdivision.
3. Underground utilities should be required consistent with our subdivision.
4. Since the property is in the approach path for the McAllen airport, dark sky street lighting is essential.
5. Finally, on site storm water detention ponds should be required, similar to our subdivision, to prevent water from non-permeable surfaces from invading our subdivision. That has happened with the subdivision to our north that was allowed to use the streets for storm water detention. On site detention would also mitigate the impact of large volume storm events on the drainage district in the event this property is developed.

As we have proven in the past, we want to be a supportive and helpful partner in the City's development process and are happy to help in any way we can.

Sincerely,

Diego Torres, President
Village of Westlakes Homeowners' Association

cc: City Commissioner, Planning and Zoning Commission

Village of Westlakes Homeowners Association Annual Meeting of the Homeowners Draft Minutes

Date: December 14, 2014

Location: Village of Westlakes Clubhouse

- I. Call to Order: President Diego Torres called the meeting to order at 2:09 p.m.
- II. Pledge of Allegiance: Torres led us in the pledge.
- III. Proof of Notice of Meeting: Secretary Karen Kinerk announced that the Notice of the Annual Meeting had been mailed by post to all homeowners, posted on the Clubhouse board, and posted on the Village's website.
- IV. President's Opening Remarks: Torres thanked the committees for all of their work. Vice President Lydia Mora added a special thanks to all of the volunteers who have helped out in the Village.
- V. Confirmation of Quorum: Norm Sands reported that 48 Lot Owners were represented either in person, by absentee ballot, or by proxy. This surpasses the 38-Lot Owner requirement for a quorum.
- VI. Approval of Minutes: The minutes were accepted as presented.
- VII. Appointment of Election Clerks: Torres appointed Norm Sands, Jim Gressinger, and Larry Reicha as the Election Clerks.
- VIII. Discuss Proposed Dangerous Animal By-Law: Torres reminded owners of the proposed By-Law that would govern dangerous animals in the Village of Westlakes. The proposal had been included in the meeting notice. Torres asked if anyone had any questions or comments. There were none.
- IX. Vote for Director and By-Law: Ballots were collected and handed over to the Election Clerks.
- X. Recess: Torres recessed the meeting at 2:22 p.m. for the Clerks to count the ballots. The meeting was reconvened at 2:41 p.m.
- XI. Ballot Results: Sands announced the following results: Michelle Quiroz, with 32 votes, was elected for a 3-year term; Jim Hall, with 34 votes, was elected for a 3-year term; Bill Duck, with 30 votes, was elected for a 1-year term; and the proposed by-law was approved with 38 in favor and 7 against.
- XII. Recess for Executive Session: Torres recessed the meeting at 2:42 to allow the directors to meet in executive session. The meeting was reconvened by Mora at 2:46.
- XIII. Announcement of Board Officers for 2015: Mora named the officers for 2015 as follows:
 - A. President – Diego Torres
 - B. Vice President – Lydia Mora
 - C. Treasurer – Jim Hall
 - D. Secretary – Michelle Quiroz
 - E. Parliamentarian – Bill Duck
- XIV. Adjourn Annual Meeting: Mora adjourned the meeting at 2:47 p.m.

Karen Kinerk
2014 Secretary