

***Village of Westlakes***  
***Minutes of the Regular Meeting of the Board of Directors***

April 21, 2015 at 7:00 PM  
Clubhouse, 4101 Carnation Avenue, McAllen, TX

I. Executive board meeting summary

An oversight of reporting the summary of the executive board meeting occurred on April 21<sup>st</sup>, 2015. The executive board meeting reviewed a proposal for a bird perch, reviewed the status of the billiards table located in the billiards room, reviewed resident status on roofing issues, reviewed resident landscaping status, and reviewed 5 compliance reports. Additionally, the board reviewed status on income tax extension of 6 months.

II. Call to order

Diego Torres, Chair called the meeting to order at 7:00 PM.

III. Roll call

The following directors were present/absent (\* indicates absence)

Diego Torres- President

Michelle Quiroz – Secretary

Jim Hall- Treasurer

Lydia Mora- Vice president

William Duck- Parliamentarian

IV. Pledge of Allegiance- Torres led us in the pledge.

V. Approval of amended February 17, 2015 Minutes

February minutes had one more amendment to include a request during open forum for the billiards remodeling budget status. Minutes for February 17, 2015 were amended and approved.

VI. Treasurer's Report

Jim Hall reported as of April 21<sup>st</sup>, 2015, there was approximately \$51,000 in checking account and \$85,250 in reserve funds including the insurance claim funds.

VII. Committee Reports

a) Architectural Control

No request to report.

b) Clubhouse Maintenance

Julian Mora reported pest control for the clubhouse was conducted in March 2015. Additionally, exercise equipment repairs have been completed. Various kitchen aspects were repaired such the garbage disposal and faucet installation.

c) Clubhouse Rentals

Julian Mora reported 2 rentals in February were booked and 3 bookings occurred in the month of March 2015. Julian also reported a potential volunteer has expressed interest in taking over clubhouse rentals.

d) Compliance

Diego Torres reported 5 residences were not in compliance, 3 residents addressed the concerns and 2 residences are in progress of improving to compliant standards.

e) Grounds

Diego Torres reported grass fertilization conducted by TLC will commence the week of April 27<sup>th</sup>.

f) Ladies' Lunch

Ladies lunch invitations went out, location for the lunch will be at Sweet Temptations restaurant.

g) Library

Library is running out of space, old books will be selected and set aside for residents who are interested in taking the books in order to make space for new book additions. There has been three (3) recent incidents that book configuration has been altered. Residents are urged to place book in book sorting bin to properly organize the library.

h) Newsletter

Nedra Kinerk reported next newsletter for May/June will be emailed. The newsletter will be available on the VWL website. A summary of resident recommendations for insurance award will be in the *Link* newsletter.

i) Social

No updates to report for Social committee.

j) Golf

Golf season is now complete, many thanks to those who participate. A question regarding the rough height at tee #2 was brought up. Gregg Groepper advised the rough is trimmed by landscaping company to keep the rough the same height as resident lawns to facilitate grass maintenance.

k) Pool

Bill Duck reported 4 instances of vandalism have occurred at the pool since the February board meeting. Summer service will commence and upgraded to 3 cleanings per week. Bill also suggested for the board to look into improving security at the pool such as planting thorny bushes and installing security cameras to reduce vandalism.

l) Communications

No report from communications committee.

## VIII. Open issues

a) Update on insurance claim funds

Diego Torres addressed the board and community members, the funds from insurance claim has been in reserve funds, the board is not in a rush to spend the money and seek suggestions from the community on how to appropriate the funds wisely.

Audience member suggested to place money in a separate account to accrue interest earnings. Board member also suggested to place the funds in a money market or other interest bearing accounts. No decision made as of April 21<sup>st</sup>.

b) Billiards room remodeling

Julian Mora reported total billiards room remodeling through March 30, 2015 \$3,631.40. Pending purchases for billiards room remodeling as agreed and approved by the billiards room committee are \$2,025.00. Report of remodeling expenses will be included in the next newsletter.

c) VWL garden areas upgrades

The board recognized Wilma Langhammer, Norma Rodriguez, Margie Duck and Judy Bausom for a fantastic job with VWL beautification project. The areas of the village entrances, the pool entrance and clubhouse landscaping were upgraded. The committee reported a total cost of \$840.21.

IX. New business

a) Reporting guidelines for Article VI 6.04 Dangerous Animals

Michelle Quiroz reported the board is working on formalizing guidelines for reporting dangerous animal process. Details will be forthcoming in the next board meeting.

b) Invisible pet fence

The board is considering measure for preventing stray animals from entering the villages such as an invisible pet fence. No decision has been made as of April 21<sup>st</sup> 2015.

X. Announcements

City planting project- approximately 80 plants will be donated by the city of McAllen to plant along Bentsen Rd. Members participating in the project also advised the board a grant was submitted to obtain additional funds for project implementation. A clarification was made with regards to the property behinds residents on 43<sup>rd</sup> street. The city of McAllen does not intend to maintain or trim the weeds. The city expects that new plantings will establish and form a canopy that will eventually kill weeds underneath. The board urges residents to understand the area is city property, residents should not destroy property without asking, or without knowledge of weeds to remove. Gregg Groepper volunteered to show residents interested in trimming the weeds to meet with him and will show flora to keep in the area.

XI. Upcoming meeting

a) May 19, 2015

b) June 16, 2015

XII. Open Forum

There will be an upcoming school board election, and an upcoming information session McAllen bond election scheduled on April 22<sup>nd</sup> at the McAllen Library.

XIII. Adjournment

There being no further business, the meeting was adjourned at 7:44 PM

Michelle M Quiroz

Secretary

