

I. Village of Westlakes
II. Board Agenda Meeting Minutes

August 14, 2017

7:00 PM

I. Call to order

Diego Torres called the meeting to order at 7:02 PM

III. Roll call

All board directors were present with the exception of Chuck Hvass, Parliamentarian were present at the meeting. A quorum was established.

IV. Pledge of Allegiance

Diego Torres led the board member and residents in reciting the pledge of allegiance.

V. Approval of May 16th, 2017 Minutes

Michelle Quiroz summarized the minutes of May, Jim made a motion to approve the meeting minutes as presented, Bill second the motion, and the board unanimously approved May 2017 meeting minutes.

VI. Treasurer's Report

a) June 2017 & July 2017 Treasurer's report

Jim Reported a balance of \$28,000 in the operation account for the month of July, and \$80,000 in the reserve. Jim reported minor payables are due with no major issues with accounts. From a budgeting perspective, the item that is over budget is the grounds maintenance cost overrun due to the operating cost of the pond fountains, however overall we are still on target to 2017 budget.

VII. Committee Reports

a) Architectural Control

Jim Hall reported no pending items or requested submitted for the month of August.

b) Clubhouse Maintenance

Mr. Joe Salas requested decision of the bid and scope of work for the contract done. Board clarified J &M HVAC does have an agreement and opted to keep the status quo. The board made executive decision to maintain J&M HVAC. Michelle Quiroz reported Energy Efficiency committee will start meeting again to continue making improvements to the clubhouse.

c) Clubhouse Rentals

Margie Duck reported June had 2 rentals, in July 4 rentals and in August 2 rentals pending.

d) Compliance

Resident raised concerns about compliance issues in Camelia Court, the renters are in the process of cleaning up the area.

e) Grounds

Diego Torres reported 11 trees were trimmed around Carnation Circle. Resident raised a concern about removing palm trees in common areas. Weed control application will be scheduled in August.

f) Ladies' Lunch

Carol Lund reported in July ladies lunch was held at Red Lobsters. In August, ladies lunch was held on August at Roosevelts @ 7. For September 11th, ladies lunch will be held at Masterpiece's.

g) Social

Diego Torres is seeking volunteers to lead the next series of events for the second half of the year.

h) Golf

No report.

i) Pool

Diego Torres reported abuse of the pool has remained an issue. Board is considering changing out the locks and adding security cameras.

j) Communications

No report.

VIII. Open Issues

Clubhouse energy efficiency enhancement proposal status

Michelle Quiroz reported no actions were taken during the summer with clubhouse energy efficiency. Committee will reconvene to continue taking actions to improve clubhouse.

IX. New Business

a) Report on executive session August 14th 2017

Diego discussed the board held an executive session, and covered delinquent homeowner accounts, 3 accounts are in delinquent status and 2 residents are working through paying down past dues. Currently the HOA has 1 current delinquent account.

b) Brush removal concerns

Diego Torres discussed the board is working with grounds contractor to swap out the location of dump brush removal area to the north side of the shed. Move is currently in the works and will advise a final moving date.

c) Appointment of Nominating Committee

Mr. Joe Salas volunteered to steer the nominating committee. Three of 4 positions will become available at the end of the 2017 term.

d) Executive Session Report

Diego reported an executive session was held earlier on August to discuss resident delinquent accounts, and review HVAC maintenance proposals to approve. After considering 3 proposals, board unanimously voted to maintain a standing agreement with J & M HVAC.

X. Announcements

Margie Duck announce rental committee chair will be vacated at the end of the year. We are seeking volunteers to fill all committee vacancies.

XI. Upcoming meeting

Sep.19th, 2017

XII. Open Forum

Resident expressed concerns about the height of the grass to 3 inches- due to the heat of summer, the grass is under stress. Diego will be looking into the issue to determine if the issue can be resolved.

XIII. Adjournment

Meeting was adjourned at 8:16 PM.

Michelle Quiroz

VWL HOA Secretary