

TENTATIVE  
VILLAGE OF WESTLAKES  
Draft Minutes  
For January 9, 2018

- **Call to order** Meeting was called to at 7:02 pm
- **Roll call:** a Board members were present
- **Approval of November Minutes** Gregg Groepper moved approval, Rod Clark seconded and minutes were approved unanimously
- **Treasurer's report** Treasurer Jim Hall reported on the end of year financials that had been distributed electronically. At year end we had \$87,973 in reserves and \$4,356 checking for a total of \$92,521.
  - Gregg Groepper briefly discussed the importance of having a comfortable balance in the checking account at month end and the need to charge some emergency expenditures in 2017 to reserves instead of drawing down the checking account balance. In 2017 the security cameras for the pool and brush area qualified as emergencies along with some mechanical failures at the pool. Gregg then moved and Jim Hall seconded, a motion to charge \$4,268.56 in 2017 expenditures to reserves and adjust the 2017 year end reports accordingly. The motion passed unanimously.
- **President's address and welcome** President Chuck Hvass addressed the audience extolling the beauty and advantages of living in the Village of Westlakes and his desire to keep it that way and adhere to the Village vision statement, "To be the best planned community through communication and cooperation. Chuck went on to detail some initiatives already underway regarding compliance and homeowner cooperation.
- **Appointments to Standing Committees** The appointments to the below standing committees, and other committees, as listed in the attachment to these minutes were all approved by individual motions at the Board meeting. All appointments passed unanimously.
  - Architectural control
  - Grounds committee
  - Compliance
  - Clubhouse activities
  - Clubhouse Maintenance
  - Golf
  - Swimming pool
  - Library
- **Appointments to other committees**
  - Clubhouse rentals
  - Communications

- Clubhouse energy efficiency
- Ladies lunch
- Clubhouse social activities
- **Action without a meeting:**
- Temporary closing of organic waste area. President Hvass explained that the Board had needed this action to temporarily close the brush area in December to facilitate relocation. Unfortunately somebody filled up the area before the move could be made and closure was postponed to the current week, but the area was expected to reopen at the new location on Wednesday.
- **Old Business**
- Approval of calendar dates for calendar 2018 a motion to approve the below calendar dates was made by Gregg Groepper, seconded by Rene Saucedo and passed unanimously.
  - Board meetings second Tuesday of the month
    - 1/9
    - 2/13
    - 3/13
    - 4/10
    - 5/8
    - 6/12
    - 7/10 ( if necessary)
    - 8/14
    - 9/11
    - 10/9
    - 11/13
    - Annual meeting Sunday, 12/9 at 2:00 pm
  - The below listed dates and events were also reserved for the members use of the Clubhouse
    - 1/26 one club tourney, rain date 2/2
    - 2/23 putting tourney, rain date 3/2
    - 2/16; 3/17 club championship, rain dates 3/23, 3/24
    - 3/24 spring social
    - Tentative 2/10 valentines party
    - 5/5 Cinco de Mayo
    - 7/4 Independence Day
    - 10/27 Halloween party
    - 11/22 Thanksgiving
    - 12/15 Christmas
    - Every Thursday at 5:50 happy hour
    - First Monday of every month at 9:30 am, monthly coffee
- Review of certain covenant and bylaw requirements President Hvass called the audience's attention to the following requirements and indicated they would be informed going forward as a means to keep the Village of Westlakes looking attractive and well maintained.
- Article V, section 1 (d) In the event an Owner of any Lot shall fail to maintain the premises and the improvements situated thereon in a neat and orderly manner, the Developer or the Architectural Control Committee shall have the right, through its agents and employees, to enter upon said Lot and

to repair, maintain, and restore the Lot and exterior of the buildings and any other improvements erected thereon, all at the expense of the Owner.

- Article XI, section 2: Lot Owners are required to maintain fire, extended coverage, vandalism and malicious mischief insurance with all risk endorsement covering the insurable replacement value of the Lot Owner's Living Unit and garage and shall provide proof of same to Association upon the Association's request.

[The problem arose after the last hail storm that some homeowners had no insurance and used that as an argument for not improving their property

- **New Business**

- Clean up and clarify committee responsibilities to eliminate duplication: this task will be completed in the coming months, in cooperation with the new committee members, to eliminate duplication, clarify committee responsibilities, and clean up confusing and incorrect information in owners manuals and on the website.
- Discussion on what should be posted on website: President Hvass indicated he would be working with bookkeeper and web manager Norm Sands to make appropriate adjustments to our web page.

- **Reports of Standing Committees**

- Architectural control: nothing to report
- Grounds committee: work continues on relocating brush area. When complete, focus will shift to draining ponds, repairing pump filters, repairing retaining wall on pond 3 and removing debris from the ponds. Once completed ponds will be refilled and fountains reinstalled.
- Compliance: McAllen police will be making a presentation to the compliance committee in the near future as well as being asked to ensure we have an active police presence in the community. Ordinance indicates 2 days as the limit for immobile vehicles and police can be called. Dog noise/ problems should be referred to the McAllen police
- Clubhouse activities: see list of dates above.
- Clubhouse maintenance
  1. Replacement timer for the exterior lights cost \$67.00 at Lowes and Marcus said he could install the new timer. Do not know Marcus's labor cost. I can purchase the timer tomorrow and coordinate with Marcus, let me know.
  2. Deposited the receipt for Fire Suppression System inspection and service in the office door slot. The Chemical Tank is 12 years old, therefore it had to be pressure tested and recharged. June 2018; Fire Suppression, Fire Extinguishers, Exit Lights, and Emergency Lights are due for inspection
  3. Today Juan repaired the leak at the Backflow valve.
  4. Propose we use filter media for the air condition floor vents. The A/C Service said that we could probably change the filters every three months because of usage. Savings for the media filter over fiberglass would be \$258 annually after the initial one time cost for frames of \$90.
- Golf: moon dance open was a rousing success. Next event is one club tourney. Golf flags will be replaced See above for dates.
- Swimming pool: change over from Bill Duck to Rod Clark is in process.
- Library: no report

- **Reports of Other Committees**

- Clubhouse rentals: Clubhouse is rented 1/13 and 1/n no rentals the remained of the month as of 1/9,
- Communications: no report
- Clubhouse energy efficiency: money budgeted for new windows and window coverings but no announcements presently
- **Announcements:** Bill Duck indicated the border patrol is patrolling in full protection because of e-coli and other hazards in the Rio Grande. Since pond water comes from the same source, members are urged to take appropriate precautions when retrieving Golf balls.
- Feeding ducks is discourages and residents will be asked to stop once they are brought to the attention of the Board
- Residents with excess fruit are urged to contact Hilda DeShazo who can arrange for the trees to be cleaned and fruit donated to needy organizations.
- Nedra Kinerk outlined the upcoming local candidate forums. For mor information visit Futero McAllen or contact Nedra directly
- **Open forum:** no issues
- **Adjournment** meeting was adjourned at 7:55 pm by motion of Rod Clark, seconded by Jim Hall and unanimously passed.

**Clubhouse activities**

**Clubhouse Maintenance**

*Joe Salas, Jim Gressinger*

**Golf**

*Chuck Hvass, Marsha Davis*

**Swimming pool**

*Rod Clark, Lisa Canares, Norma Rodriguez*

**Library**

Open

**Clubhouse rentals**

*Michelle Quiroz*

**Communications**

*Marsha Davis*

**Clubhouse energy efficiency**

*Michelle Quiroz, Gregg Groepper, Miguel Mugica*

**Ladies lunch**

*Carole Lund*

**Clubhouse social activities**

*Kathy Ament, Julie Groepper, Marsha Davis, Carole Lund, Clark Heller, Lisa Canales, Elsa Gonzales*

