

I. Village of Westlakes
II. Board Agenda Meeting Minutes

May 16, 2017

7:00 PM

I. Call to order

Diego called the meeting to order at 7:02 PM

III. Roll call

All board members were present except for Parliamentarian Chuck Hvass.

IV. Pledge of Allegiance

Diego led the community and board members in reciting the pledge of allegiance.

V. Approval of April 18th, 2017 Minutes

Michelle Quiroz reported executive session had occurred on April 18th and was not reflected on April 18th minutes, board recommended to amend April 18th minutes to reflect executive session and the board approved the amended meeting minutes.

VI. Treasurer's Report

a) May Treasurer's report

Jim Hall sent out budget items, revisions to budget include Op account \$19,006 and reserve account \$87,695. Bill Duck made motion to approve. All approvals were unanimous

VII. Committee Reports

a) Architectural Control

Jim Hall reported wooden frame box was relocated to be in compliant with AEP standards. Jim Hall made motion to approve box structure to be converted into a planters, Bill second the motion, unanimous approval by board.

b) Clubhouse Maintenance

No report.

c) Clubhouse Rentals

Margie Duck reported 2 rentals for April and 0 for May. Margie volunteer to steer committee until a replacement is found, or until the end of the year 2017.

d) Compliance

No report.

e) Grounds

Diego reported weed removal and fertilization will occur May 27-29, 2017.

f) Ladies' Lunch

Carol Lunch reported lunch was at Red Lobster, next event will be at Master P's second Monday of June, 2017.

g) Social

No report.

h) Golf

No report.

i) Pool

During summer session, the board recognized increase usage of the pool, and discussed the need to recruit volunteers. Resident expressed control about excessive people in the pool, questionable if they are residents of the neighborhood. Ideas were discussed how to best monitor abusive use of pool, resident volunteered to be on pool committee.

j) Communications

No report.

VIII. Open Issues

a) Clubhouse energy efficiency enhancement proposal status

Michelle Quiroz reported about the evolution of the committee to look at activities to maintain the clubhouse. Team agreed to obtain more service quotes for HVAC services. Elaborate on taking responsibility on maintenance.

Gregg reported the large fountain when it failed under warranty for a second time, the vendor took out the fountain and the vendor advised the need to do maintenance on the fountains on a periodic maintenance to keep them in working order. Gregg asked Marcus to obtain a quote of \$305 for a one time maintenance of the fountains. Gregg presented to the board to provide a schedule on maintenance and add it to the scope of work with the existing contractor for the maintenance grounds.

Resident requested if the drains in the ponds are under maintenance schedule to ensure they are working properly. Gregg Groepper provided clarification on the drain maintenance schedule to assess they are in working order.

b) Filing of Nonprofit periodic report

Diego Torres reported filing was completed and filed.

IX. New Business

a) Report out executive session April 18th, 2017 and May 16th 2017

Report out on April 18th executive session was reported by Michelle Quiroz and was amended in the April 18th meeting minutes. No actions were taken at the April 18th executive session.

Report on resident accounts that are delinquent and the board is working on closure on delinquent accounts.

Board address resident concern about dogs, the board will address resident directly.

X. Announcements

No announcements.

XI. Upcoming meeting

a) June 20th, 2017

XII. Open Forum

When residents are using the premises for neighborhood events, residents were requested to clean up after when using the clubhouse and inform a committee member to call for cleaning services.

XIII. Adjournment

Meeting was adjourned at 7:52 PM