

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

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

I. Call to order

Diego Torres, Chair called the meeting to order at 7:06 PM.

II. 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

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

IV. Guest Speaker

Guest Speaker Greg Miller, Biocontrol Coordinator, Texas Citrus Pest and Disease Management Corp. was not able to attend VWL regular meeting scheduled July 21st. A future date will be identified for the guest speaker to attend VWL board meeting.

V. Approval of June 23, 2015 Minutes

Minutes for June 23rd, 2015 board meeting were approved.

VI. Treasurer's Report

Jim Hall reported July Treasurers' report were e-mailed via VWL communications committee. As of July 21st, 2015, there was approximately \$51,108 in the checking account and \$93,762 in reserve funds.

VII. Committee Reports

a) Architectural Control

No requests reported in the month of July.

b) Clubhouse Maintenance

Julian Mora reported a new roller solar shade for the game room was installed. Two roller shades were washed and cleaned in the main area of the clubhouse. The Pro-form XP 800VF walking machine in the exercise room was still pending repairs.

c) Clubhouse Rentals

Julian Mora reported one (1) rental took place in the month of July 2015.

d) Compliance

Diego Torres reported no current open issues at the time of the scheduled board meeting.

e) Grounds

Diego Torres reported the fairway #4 and #7 had new drainage installed, holes present at #2 tee and #2 green were filled as well. A suggestion was made to review the clubhouse sprinkler installation and watering coverage to ensure proper watering in the plant beds located by the clubhouse.

f) Ladies' Lunch

Ladies lunch is scheduled on the first Monday of the month. July's event will take place at Dirty Al's on North 10th street. Location and time will be posted on the bulletin.

g) Library

No updates to report for library.

h) Newsletter

No updates to report for newsletter.

i) Social

Coffee to begin first of the month beginning August. The board also recognized the great turnout for the July 4th festivities. A big thank you to all that participated. Next proposed social gathered was suggested to be September 16th, board is looking for additional volunteers to join the social committee to plan event.

j) Golf

Suggestions still continues to plan a sundowner golf event during the summer months.

k) Pool

During the summer season, there has been an increase in pool usage, as a result the pool maintenance schedule for chemicals has been increasing. Residents are reminded the following rules still apply: a maximum of six (6) per household are allowed in the pool area at one time, keep the pool locked when not in use. Residents are also reminded that if you do not recognize a neighbor, to kindly ask for residence.

Several proposals were identified to maintain security for the pool including handing out pool "Tags" similar to the golf tag to identify residents, and hire a security guard during the summer months when activity increases. The board also reviewed a pool security system proposal ranging from \$2,550 to \$5,953. The board decided not to pursue a monitoring system.

l) Communications

The communication committee/e-mail is the official communication method to disseminate information to the VWL community. Residents are reminded to reply directly to the board members for assistance rather than to Marsha and the communications e-mail.

VIII. Open issues

a) Executive board meeting summary

During the executive board meeting, discussion took place regarding resident delinquent accounts and payment for damage of game room billiards table.

b) Billiard room remodeling

Julian Mora reported the following update for the billiards room remodeling project- roller solar shade installation occurred in the month of July; additionally, the following items were purchased one (1) sofa and a two pub table sets. Julian also reported, several furniture store sale specials were shopped and considered before the items were purchased and selected by the committee members. Items were purchased under the original planned estimated budgeted cost. Items pending to be purchased include a ping pong conversion table top and related accessories and two end tables.

c) Bentsen berm maintenance

Status of Bentsen berm maintenance continues to be in progress. Jim Hall reported he contacted McAllen Parks and Recreation contact person, as of the scheduled board meeting, there was no progress in clarifying berm maintenance schedule. Mike Hernandez of Park and Rec will be contacting City of McAllen engineering department to review previous meeting minutes regarding maintenance agreement. VWL is requesting monthly clean up schedule from city.

The city of McAllen has also planted 20 trees behind 43rd street in the month of June and July 2015.

IX. New business

a) Recreation committee proposal

Michelle Quiroz reported a proposal for exploring the feasibility of adding children friendly recreational amenities such as a play set and picnic tables. The intent is to form an exploratory committee to determine if there is enough interest in VWL to add such amenities. If such interest is found, the committee will also explore amenities cost and present to the board and ultimately a vote for the community to approve/veto. Should there be interested parties please contact Michelle Quiroz at michelle.m.quiroz@hotmail.com or through the directory.

X. Announcements

No announcements reported.

XI. Upcoming meeting

a) August 18, 2015

b) September 22, 2015

XII. Open Forum

Resident expressed concern regarding the recreational amenities committee with regards to the security of the neighborhood, safety of children and public disturbances. Several residents supported the future of the community and expressed regard for viewing a proposal. The residents of VWL will ultimately vote on such proposal.

XIII. Adjournment

Meeting adjourned at 7:56 PM.

Michelle Quiroz

VWL Secretary