

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

June 23, 2015 at 7:00 PM
Clubhouse, 4101 Carnation Avenue, McAllen, TX

I. Call to order

Diego Torres, Chair called the meeting to order at 7:04 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 Greg Miller, Biocontrol Coordinator, Texas Citrus Pest and Disease Management Corp. was not able to attend VWL regular meeting scheduled June 23rd. A future date will be identified for the guest speaker to attend VWL board meeting.

Guest speaker

V. Approval of amended April 21, 2015 Minutes

April minutes had one addition added as a result of reviewing the minutes. Updates were made regarding executive board meeting summary, minutes for April 21, 2015 were amended and approved.

VI. Treasurer's Report

Jim Hall reported May and June Treasurers' report were e-mailed via VWL communications committee. As of June 23rd, 2015, there was approximately \$51,000 in the checking account and \$89,600 in reserve funds.

VII. Committee Reports

a) Architectural Control

One request was reviewed in May and was approved.

b) Clubhouse Maintenance

Julian Mora reported quarterly pest control for the clubhouse was conducted in June 2015. Other clubhouse maintenance activities reported included washing of roller solar shade, AC PVC lines were

clogged and leaking, requiring unclogging and cleansing of lines. Pending repairs reported for the clubhouse were identified for the treadmill located in the exercise room.

c) Clubhouse Rentals

Julian Mora reported 4 rentals in May were booked and 3 bookings occurred in the month of June 2015.

d) Compliance

Diego Torres reported all compliance issues reported in April 21st meeting minutes have been resolved.

e) Grounds

Diego Torres reported the grounds committee has secured soil to fill low spot in the common areas. Ground committee is asking residents to identify any low spots to fill throughout common areas and send e-mails to the board for consolidation. Flags have been purchased to identify the spots. The intent of the ground committee is to collect a list of low spots in the common area and develop a plan to fill. Residents are asked to submit via e-mail areas to fill by next board meeting scheduled July 21st.

f) Ladies' Lunch

Ladies lunch is scheduled on the first Monday of the month June's event will take place at Tony Roma's on South 10th street. Location and time will be posted on the bulletin.

g) Library

No updates to report for Library.

h) Newsletter

Nedra Kinerk reported next newsletter for July/August will be emailed. The newsletter will be available on the VWL website. Residents who want to share information via the *Link* newsletter should forward items to Nedra by June 25th, 2015

i) Social

A July 4th social event was proposed for the neighborhood.

j) Golf

Golf season is now over, however, a proposal was made to conduct summer sundown events through the summer.

k) Pool

No updated to report for Pool committee.

l) Communications

No report from communications committee.

VIII. Open issues

a) Billiards room remodeling

Julian Mora reported a solar shade was purchased for the game room in the amount of \$77.94. More items are planned for the remodel pending quoting and bid selections. No other items pending purchase in the month of June.

b) Bentsen berm maintenance

Organizational changes have been underway for City of McAllen Parks & Recreation department, and have not been successful in seeking a maintenance schedule for the area. Residents expressed concerns the city is not maintaining the landscape behind 43rd street. Residents suggested the planting of oleander for privacy.

c) Executive board summary

During the executive board meeting, discussion took place regarding resident roofing status, resident delinquent accounts, and residence landscaping issues.

IX. New business

a) Swimming Pool Use Information

Committee presented the following updated to the swimming pool rules for review and approval by the board:

1. Swim at your own risk, there is no lifeguard.
2. All minors under age 18 must be accompanied by an adult resident at the swimming pool.
3. Shower before entering pool. Lotions, oils and grease can harm the filtration system.
4. For safety and health reasons- diving running, pets and food are not allowed in the pool area.
5. Bottled water and canned beverages are permitted, no other drinks allowed.
6. No glass containers are allowed in the pool area.
7. Swimming diapers are required for children who are not toilet trained.
8. The hot tub is for adult use only.
9. No smoking allowed in the pool area.

Additional recommendations made by the pool committee include posting “No smoking” signs, and installation of security cameras in the pool area. Committee is seeking 3 bids for security system for board to review.

b) AEP Transformer Replacement Guidelines

Board is asking residents to check AEP transformers for unusual wear, as urge residents to communicate finding to the compliance committee. If transformers are suspect, board is asking residents to call AEP and inquire about transformer replacement.

c) Golf and Common Ground Hole and Low Area Repair

As discussed during the Ground committee report, residents are urged to advise the board of any holes or low spots on the golf course and common grounds area. Board is asking residents to e-mail a list of areas to fill so a plan can be organized to fill the spots to soil.

X. Announcements

No announcements made.

XI. Upcoming meeting

- a) July 21, 2015
- b) August 18, 2015

XII. Open Forum

Resident expressed concern regarding the height of the common ground grass should be of a uniform height throughout the neighborhood.

XIII. Adjournment

There being no further business, the meeting was adjourned at 8:00 PM

Michelle M Quiroz

Secretary