

**Village of Westlakes**  
**Board Agenda open to members (open to members)**

November 16, 2015  
7:00 PM

I. Call to order

Diego Torres called the meeting to order at 7:01 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 the meeting with the Pledge of Allegiance.

IV. Approval of October 26<sup>th</sup>, 2015 Minutes

The meeting minutes for October 26<sup>th</sup> were amended to read as follows: board nominations are open to the floor through November 16<sup>th</sup>. Jim Hall motioned to approve amended meeting minutes, Lydia Mora second the motion. Meeting Minutes for October 26<sup>th</sup> were amended and approved.

V. Treasurer's Report

Treasurer report was sent earlier the week of November 16<sup>th</sup>. Jim Hall reported the operating account had approximately \$93,780 and the reserve account \$51,169.

VI. Committee Reports

a) Architectural Control

No report.

b) Clubhouse Maintenance

No report.

c) Clubhouse Rentals

Julian Mora reported 3 rentals were booked for the month of November, previously in October 2 rentals were booked as well. As of November 16<sup>th</sup>, the clubhouse booking were 33 rentals for 2015.

d) Compliance

Larry Rericha and Diego Torres reminded residents, the month of November appropriate for trimming trees.

e) Grounds

New fertilizer contractor Scotts Lawn Services was administering fertilizer application the week of November 16<sup>th</sup>. Over the next two weeks, Scotts Lawn Service will be applying treatment for the removal of weeds.

f) Ladies' Lunch

Carol Lund reported great participation turnout in previous month's lunch event. Upcoming lunch is scheduled at Macaroni Grill.

g) Library

No report.

h) Newsletter

No report, newsletter has been discontinued; all official VWL communication will be sent out via e-mail and/or, clubhouse bulletin board.

i) Social

Thanksgiving luncheon will be on Thanksgiving Day November 26<sup>th</sup> at 2:00 PM in the clubhouse. Contact Carol Lund if interested in attending.

Christmas party is on schedule for Saturday December 19<sup>th</sup>, please contact Lydia Mora or Michelle Quiroz for volunteering and planning event.

j) Golf

No report.

k) Pool

Pool propane installation is pending completion, with expected installment in the month of November 2015.

l) Communications

No report.

VII. Open issues

a) 2016 proposed budget

A copy of the proposed budget was shared with the community and the board, the 2016 proposed changes to the budget include, but not limited to:

- Grounds Maintenance 0.002% increase per Consumer Price Index 2015
- \$10,000 Enhancements for clubhouse
- \$21,500 proposal for pool deck update

William Duck motioned to approve the proposed budget, Lydia Mora second the motion. Board voted for unanimous approval of the 2016 budget.

b) Dead palm tree removal

Proposal was reviewed to trim palm trees and included \$400 to trim the palm trees and approximately \$250 to acquire plants for beautification. Gregg Groepper and Tom Roerig along with volunteers will head the implementation of the project. Lydia Mora made motion to approve project, Michelle Quiroz second the motion. Board unanimously approved palm tree trimming and beautification project.

VIII. New business

a) Action without a meeting reporting: Fertilizer agreement

Diego Torres reported on action without a meeting regarding the approval of a new fertilizer contractor Scotts Lawn Service on November 5<sup>th</sup> 2015.

b) Planting of additional trees in common areas

Lydia Mora inquired about the status of additional planting of trees in the common areas. Gregg Groepper identified an Ebony hedge located on the south end of the neighborhood as the last remaining area to plant trees to minimize pedestrian entrance to the village. The estimated cost to complete project is \$2,500. Jim made motion to approve a project to fill out the remainder of the hedge. Lydia Mora seconds the motion. Gregg Groepper volunteered to lead project.

c) Palm tree trimming in common areas

Board identified 12 palm trees located on Harvey as candidate for trimming or removal as a cost of \$30 per palm tree to trim or \$175 per palm tree to remove.

d) Maintenance of twelve palm trees on common grounds east of N. Kinerk

Lydia Mora made motion to table decision until January 2016, Michelle Quiroz second motion. Board unanimously approved to table evaluation and decision until 2016.

e) Appointment of election judges

Gregg Groepper volunteered to be on the election committee, Diego Torres appointed Gregg Groepper as polling judge, Julian Mora, and Jim Gressinger will also participate as election judges.

f) Introduction of candidates

Angelica Vela and William [Bill] Duck introduced themselves to the audience and the board for board election consideration.

Two residents, Sue Lewis and Barbara Moffatt were nominated from the floor, however, they both declined. Diego Torres asked three (3) times for floor nominations. Floor nominations were closed on November 16<sup>th</sup>.

g) Purchase of a shuffle board table for VWL Clubhouse

Discussion was held about an opportunity to purchase a shuffle board table at a cost of \$3,000. A new shuffle board table of regulation size costs about \$12,000. Lydia Mora made a motion to approve the purchase of the used shuffle board table with the condition that a committee goes view the table, to decide if the purchase was cost effective. Michelle Quiroz seconds the motion. Board voted unanimously to approve the purchase of the used shuffle board table with the condition stated above.

#### IX. Announcements

1. Christmas tree decorating Sunday November 29<sup>th</sup> at 3:00 p.m.
2. Thanksgiving social scheduled at the clubhouse November 26<sup>th</sup> at 2 PM. Contact Carol Lund if planning to volunteer.

#### X. Upcoming meeting

- a) Annual meeting: Sunday December 13<sup>th</sup> 2015 at 2:00 PM
- b) January monthly meeting: Monday January 18<sup>th</sup> 2016 at 7:00 PM

#### XI. Open Forum

No inquiries.

#### XII. Adjournment

Meeting adjourned at 8:23 PM.

Michelle M. Quiroz

VWLHOA Secretary