

Village of Westlakes
Board Agenda (Open to members)

April 18, 2016
7:00 PM

I. Call to order

Diego Torres, Chair called the meeting to order at 7:01 PM.

II. Roll call

The following directors were present/absent (*indicates absence)

Diego Torres- President

Laura Coffman- Vice-President

Jim Hall- Treasurer

Michelle Quiroz – Secretary

William Duck- Parliamentarian

A quorum was established to proceed with meeting.

III. Pledge of Allegiance

Torres led the meeting with the Pledge of Allegiance.

IV. Approval of February 15th, 2016

Minutes from February 15th, 2016 were unanimously approved by the board.

V. Treasurer's Report

April 2016 Treasurer's report- Jim Hall reported reserve account had approximately \$87,284, and the operating account had approximately \$35,300. An electronic report was sent to residents for review.

The pool update project was reported by Jim to have been paid out in the amount of \$21,400.

VI. Committee Reports

a) Architectural Control

Jim Hall reported a review of a new home built in VWLHOA was reviewed and approved by the committee. One open issue with a resident was reported and in the progress of improvement.

b) Clubhouse Maintenance

Diego Torres reported the clubhouse flooring was redone and polished.

c) Clubhouse Rentals

Committee reported zero rentals were booked in February, one booking in March, and one booking scheduled in April.

d) Compliance

Board is still looking for volunteers to participate in the compliance committee. Diego reported two home with trees needing trimming were in process of completion.

e) Grounds

Fairway #3 was refilled and built up. Cement bags were also used to shore up ponds.

f) Ladies' Lunch

No report.

g) Social

Board is looking for volunteers to lead the social committee. Two residents, Elsa Gonzalez and Nancy Solis volunteered to participate in the committee.

h) Golf

No report, board is looking for volunteers to lead the golf committee

i) Pool

Bill Duck reported the pool remodeling project was completed. Residents express satisfaction of the project. Bill Duck report one issue arose from the project, a small area of plaster chipped. The pool remodeling vendor advice to create an expansion joint to remediate the problem and will be scheduled to complete in April 2016.

j) Communications

No report. Diego Torres reported fellow VWL residents, Julian and Lydia Mora, volunteered to update the community directory.

VII. Open issues

No open issues were recorded from the previous board meeting held in February 15th, 2016.

VIII. Announcements

The following security breaches were reported in the board meeting:

- Golf flag stolen from hole #4 and flag and cup stolen from hole #5
- Items stolen from the porch of 2 homes
- Paper towels and toilet paper taken from pool bathrooms
- Pet stolen and garage accessed between 1-5 pm the week of April 4th
- Unauthorized fishing

The board reminded residents to call the McAllen Police non-emergency hotline (956) 681-2000 to report infractions.

IX. Upcoming meeting

a) May 16th, 2016

b) June 20th, 2016

X. Open Forum

Lawn mowing quality- resident raised concern regarding the mowing of lawn by the contracted vendor. Concern was also raised regarding the bagging and clips of grass trimmings to prevent spread of weeds amongst resident properties. Diego asked residents to contact the board if the mowing services are performing to less than expected service so it can be discussed with the contracted vendor.

Quality of pool remodel- resident raised concern regarding the choice of pool deck color and discoloration of the plaster at the bottom of the pool.

Upkeep of resident front yards- Multiple residents raised concerns about the lack of maintenance around the community with respect to the upkeep of tree trimming and grass/lawn quality. The board agreed it is the responsibility of owners, resident, and renters to maintain the landscaping standard and quality as specified in the VWLHOA bylaws. The board also expressed concern about the lack of participation of members in the community to be actively involved in committees such as the compliance committee, currently lacking zero volunteers. The board members duties and responsibilities along with volunteering for all unfilled committees is taxing the system and the board's ability to address bylaws concerns.

Suggestion to run VWL by property management- In light of the resident issues expressed during the board meeting, a suggestion was brought up about transitioning the VWL HOA from volunteer resident led organization to outsourcing the aspect of property management to a vendor. Jim Hall expressed concern, outsourcing to a property management company would lead to an increase of HOA dues. Michelle Quiroz suggested if there is enough interest from residents, then perhaps the later part of 2016 can be used to develop a business case for a vendor managed property managed scheme versus status quo. This would allow all residents to participate in discussion for or against the change, and could be placed for a vote at the annual meeting held in December. Board agreed to add topic to the board agenda for the next regularly scheduling meeting to explore feasibility and present a proposal for residents to evaluate.

XI. Adjournment

Meeting was adjourned at 8:03 PM

Michelle Quiroz

VWLHOA Secretary