

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

February 17, 2015 at 7:00 PM
Clubhouse, 4101 Carnation Avenue, McAllen, TX

I. Call to order

Diego Torres, Chair called the meeting to order at 7:01 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 us in the pledge.

IV. Approval of January 20, 2015 Minutes

Minutes for January 20, 2015 were amended and approved. Notice of action without a meeting held on January 28, 2015 for fertilization contract with TLC was reviewed during the approval of the minutes.

V. Treasurer's Report

Jim Hall reported as of February 17th, 2015, there was \$44,127 in checking account and \$46,026 in reserve funds.

VI. Committee Introductions and reports

a) Architectural Control

Diego Torres reported one residence given a 2 week notice (end of February) to complete their patio remodeling.

b) Clubhouse Maintenance

Julian Mora reported clubhouse windows washed, HVAC air filters inspected and repaired, Exercise weight equipment still in repair.

Billiards room remodeling update- Greg Groepper along with Julian Mora assisted with moving billiards table to allow for floor tiling. Painting is completed, floor tiles installed, and work in progress for grouting floor and re-felting pool table.

Marsha Davis and Julian Mora are in process of procuring accessories for the billiards room. E-mail will be sent as soon as game room is available for usage.

c) Clubhouse Rentals

Julian Mora reported one rental for the month of February 2015.

d) Communications

Marsha Davis reported e-mails from various committees or individuals are forwarded to the correct person or persons. Marsha is retaining position of Communications Chair.

e) Compliance

Diego Torres reported 1 lot is in review for compliance, Lydia Mora added letter was sent and delivered with delivery confirmation. Resident inquired about compliance opportunity with several residences needed sodding. Per established sodding practices, TIF 419 or comparable for residents with yards against the golf course, and St. Augustine is permissible for non-golf course homes. Greg Groepper volunteered to gather information about sodding bulk purchase and share information with the board.

f) Golf

Marsha Davis reported new benches have been painted and placed on golf course where needed. New ball washer installed on #8 tee box.

Winners of the putting tournament held on February 7th will be announced in upcoming newsletter.

Annual club tournament will be held March 10th and 11th.

End of year banquet will be held on Saturday March 21st, more information will follow in newsletter and communications e-mail.

Effective end of March, Marsha Davis will resign as chair of the golf committee.

g) Grounds

Diego Torres reported fertilizer application was completed on February 13, 2015. Next application is scheduled for late April 2015.

Beautification of the grounds initiative will include four volunteers Wilma Langhamer, Margie Duck, Judy Bausum and Norma Rodriguez. B

h) Ladies' Lunch

Upcoming ladies lunch is scheduled for Monday February 23, 2015 at 11:30 AM. Location of lunch will be Roosevelt's @ 7.

i) Library

No report

j) Newsletter

Nedra Kinerk reported upcoming newsletter will be for March/April and will be emailed. The Link will also be available on the VWL website.

k) Pool

Marsha Davis report new fence was installed around the pool. Propane tank will require replacement.

Effective immediately, Marsha Davis announced resignation as chair of pool committee.

l) Social

Potluck scheduled for Thursday February 19th, 2015.

VII. Open issues

- a) Update of mediation results with Western World vs. VWLHOA

Diego Torres reported documents for President's approval and funds will be made available 7 business days after receipt of signed documents on mediation results. Western World has accepted mediators offer. VWL will receive the Settlement Release and Endorsement Authorization. The total amount of the suit was \$87,500, of which VWLHOA share is approximately \$46,000.

VIII. New business

a) Executive session summary

Diego Torres reported complaint against resident landscaping will be completed by end of February.

IX. Announcements

Julian Mora announced Clubhouse rentals committee is seeking new chairperson.

X. Upcoming meeting

a) March 17, 2015

b) April 21, 2015

XI. Open Forum

Resident inquiring about printed copies of The Link Newsletter. William Duck volunteered to print copies and place in Clubhouse.

Resident inquiring about details of the billiards room remodeling project. Jim Hall stated the communication should have been addressed to the entire board and that project was an approved expenditure from the November 17, 2014 meeting minutes. Jim Hall provided details for the average repair per year was \$900. The 2015 proposed budget was \$1,000 and the previous year's board approved the budget for \$6,700. The committee was appointed by the president in October of 2014. Julian Mora and Marsha Davis are members of the committee. The committee opted to obtain separate bids for the repairs instead of subcontracting to a contractor with a markup. Greg Groepper confirmed the budget was approved by the previous board in 2014.

Julian Mora stated all activities surrounding VWLHOA are on a volunteer basis, and as such, need to give respect and patience as all committee and board members also have other duties. The group consensus is that we need to continue working together to make Village of Westlakes a better place.

XII. Adjournment

There being no further business, the meeting was adjourned at 7:57 PM

Michelle M Quiroz

Secretary