

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

January 17, 2017  
7:00 PM

I. Call to order

The regular meeting of the Village of Westlakes board meeting was called into session at 7:03 PM by President Diego Torres.

II. Roll call

All members of the board were present, quorum was established to commence regular meeting.

President- Diego Torres (Present)

Vice-President- William Duck (Present)

Treasurer- Jim Hall (Present)

Secretary- Michelle Quiroz (Present)

Parliamentarian- Charles Hvass (Present)

III. Pledge of Allegiance

Diego Torres led the board and residents in reciting the Pledge of Allegiance.

IV. Approval of November 21, 2016 Minutes

The board unanimously approved the November 21<sup>st</sup>, 2016 meeting minutes.

V. Treasurer's Report

Jim Hall reported the 2016 budget was under by approximately \$43,000 by year end. The main expenses incurred during 2016 included the pool expenses and the fountain installations around the neighborhood. As of the date of the regular board meeting there was approximately \$87,562 in reserve and \$17,351 in the operating account.

VI. Committee Reports

a) Architectural Control

Jim Hall reported no pending cases were under review as of the date of the board meeting.

b) Clubhouse Maintenance

Michelle Quiroz motioned to approve purchase of TV to be located in Clubhouse Library, Chuck Hvass second the motion. Board unanimously approved purchase of TV for Clubhouse. Board is seeking volunteer to steer committee.

c) Clubhouse Rental

Margie Duck reported 1 event was booked in January and 1 event is scheduled for March.

d) Compliance

Residents were notified by Diego Torres compliance inspection will be resuming in January 2017.

e) Grounds

Diego Torres informed the board and residents the fertilizer company in place to fertilize community common grounds has gone out of business. The board is actively obtaining bids and will review and vote on new lawn Fertilizer Company.

f) Ladies' Lunch

Carol Lund report upcoming February Ladies Lunch will be held at Cheddars in McAllen.

g) Social

No report.

h) Golf

Chuck Hvass reported a non-resident photographer has been utilizing #4 pond of wedding photography. Resident were advised to be observant and report any unusual activity to local law enforcement.

i) Pool

No report.

j) Communications

No report.

VII. Open Issues

a) Clubhouse energy efficiency enhancement proposal status

Michelle Quiroz reported the committee met to discuss ideas on improving Clubhouse with a focus on energy efficiency. The ideas generated were based on obtaining best value per dollar spend on energy improvements. The list included:

1. Upgrade clubhouse water heater \$400
2. LED flood light upgrade around clubhouse perimeter \$240
3. Pool lighting upgrade to LED \$45
4. Installation light filtering cellular shades for clubhouse \$1,231.04
5. Adjustment of thermostat in clubhouse to improve HVAC efficiency
6. Replacement of door spring in clubhouse entryway to reduce HVAC use

Projected spend on efficiency improvements \$1,916.04

Remaining 2017 energy efficiency budget \$5,583.96

Other energy efficiency ideas are under review and will be presented to the board as it is made available.

Chuck Hvass made a motion to approve proposed items, Jim Hall second the motion, and board unanimously approved expenditures.

b) Brush dump site modification

Diego Torres notified resident updated signs were place in brush dump area. Residents were encouraged to monitor for unusual activity and to raise concern in order to maintain area in orderly fashion.

c) #1 & #2 aerator installation

Diego Torres reported installation of #1 & #2 aerators were underway. Residents expressed concern regarding expenditures associated with fountain purchases. Jim Hall advised board and residents project expenditures for pond fountains were budgeted in the 2017 annual budget.

d) Wild duck feeding

Diego Torres reported no more issues have been raised regarding wild duck feeding.

VIII. New Business

Diego Torres and board members announced the 2017 annual budget was approved following the December 21, 2016 Annual Meeting. Board members met immediately to decide on board member roles and responsibilities as well as the annual budget approval. An electronic copy of the meetings were sent to residents.

IX. Announcements

X. Upcoming meeting

a) February 21<sup>st</sup>, 2017

XI. Open Forum

Resident asked the board and surrounding neighbors about the status of the walking trail located on Bentsen Rd; currently scheduled for ground break in Spring 2017.

Resident inquired about continuation of fountain installation around the neighborhood. Diego Torres and board stated, the 2017 budget accounts of additional fountain installations and will be decided and voted by the board throughout 2017.

Resident requested to move the TV located in the billiards room to the clubhouse living /library area for improved use. Jim Hall and Michelle Quiroz stated the purchase of an additional TV is discretionary and the 2017 budget had funds for such a purchase. Michelle Quiroz made a motion to approve the purchase of a TV in the clubhouse, Jim Hall second the motion, and the board unanimously approved the purchase of a TV for the clubhouse library.

XII. Adjournment

Meeting was adjourned at 7:49 PM

Michelle Quiroz.

VWLHOA Secretary