

Village of Westlakes
Board Agenda Minutes

January 20, 2015
7:00 PM

- I. Call to order
- II. Meeting is called to order by Diego Torres at 7:01 PM
- III. Roll call
 - Diego Torres- President
 - Michelle Quiroz – Secretary
 - Jim Hall- Treasurer
 - Lydia Mora- Vice president
 - William Duck- Parliamentarian
- IV. Pledge of Allegiance
- V. Treasurer’s Report
 - a) December 2014 and Calendar year 2014 Treasurer’s report
Financials sent out by Jim send out for prior year 2014. Overall VWL account is positive \$25,000 from 2014 budget. As of today, 1/20/2015, we have approximately 46,000 in the money market reserve account, and 39,353 in the operating account.
- VI. Approval of November 17, 2014 Minutes
Reviewed and approved and filed
- VII. Committee Introductions and reports
 - a) Architectural Control
Two request filed in December, consisting of resident remodeling back yard, and resident adding barbecue grill.
 - b) Clubhouse Maintenance-
In January 2015 updates to the clubhouse include electrical and replacement of flood light fixture, kitchen light bulbs and cabling on exercise equipment.
Game room remodel to be started in early February 2015.
 - c) Clubhouse Rentals
December report included 3 rentals booked. January 2015 is scheduled for three rentals.
 - d) Communications
No report.
 - e) Compliance
Volunteer member resigning from compliance committee, and seeking volunteers to chair committee.
Sent 8 notice letters in month of December, 6 residents have complied. 2 not in compliance. Board to review and make decision.

Suggestion brought up for the board to combine compliance and grounds committee. Board will decide on recommendation.

f) Golf

Golf committee approved the construction and installation of benches throughout the golf course.

g) Grounds

VWL ponds will be drained via sprinkler system until the desired level is reached.

Consideration of trimming plants at the 43rd Street entrance.

Clarification on weeds on private property, compliance is in charge, resident asking board for consideration to clarify jurisdiction of personal property vs. common ground.

Received ten trees from Keep McAllen Beautiful for planting in the village. Four persimmon trees donated by resident and scheduled to be planted as well.

h) Ladies' Lunch

No report

i) Library

No report

j) Newsletter

Newsletter to be published on a bimonthly schedule.

k) Pool

Changed to a professional service to clean the pool and check chemical composition.

l) Social

Upcoming events: Coffee on Monday Feb. 2nd, Razmatazz Saturday Feb. 7th, and potluck Feb. 19th. Reminder e-mails via VWL Communications.

VIII. Open issues

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

Mediations is schedule to be in the Houston/Galveston area, President Torres is in contact with the law firm, as of date of board meeting, no agreement has been reached. President Torres will continue to be in contact with law firm to obtain latest updates.

IX. New business

a) Executive session summary

Hail damage issues continue for few residents, board is sending registered letters to homeowners to obtain current status.

b) VWL Clubhouse billiards room remodeling improvements:

Painting, installing floor tile, adding furniture, TV and other accessories. Remodeling estimate cost about \$5,800. Start date for remodel is February 9th.

A question was asked related to the remodel and the billiards room use. Will it be for private resident use only or open to-renters, committee agreed to use for residents only.

c) Implementation procedure of Article VI Section 6.04 Dangerous Animals

Suggestion was made to purchase doggie waste receptacles with doggie bags.

Reference was made to another city in another state using DNA testing to identify dog ownership in a private housing building..

Question was asked about dangerous animal by-law implementation procedures to be followed by VWL residents. 1. Incident; 2. Resident must report to city animal control and or police department; 3. Sends e-mail, written report or telephone call to a board member.

d) Removal of palm trees by Tee box #6

Member of board called Texas Wildscapes to review palm trees particularly to determine if palm trees can be removed, no issues with Texas Wildscapes on tree removal, also mentioned private property does not need permit to remove trees. In consultation with McAllen Public Works, the recommendation from expert was that the palm trees are infested with insects and recommend removal as soon as possible.

Further research will be done in respect to the Federal Migratory Bird Act of 1918.

X. Announcements

Quilting January 27th 7 pm, event will take place in VWL Clubhouse

XI. Upcoming meeting

a) February 17, 2015

b) March 17, 2015

XII. Open Forum

Resident inquiring about traffic counter line on 41st street.

XIII. Adjournment

Meeting adjourned at 8:01 PM