

Village of Westlakes
Board Agenda Meeting Minutes

July 18, 2016

I. Call to order

The meeting was called to order by Diego Torres at 7:03 PM.

II. Roll call

All board members were present for the board meeting session, a quorum was established

Diego Torres – President (present)

Laura Coffman – Vice-President (present)

Jim Hall – Treasurer (present)

William Duck - Parliamentarian (present)

Michelle Quiroz- Secretary (present)

III. Pledge of Allegiance

Diego Torres led us in the pledge of allegiance.

IV. Approval of June 20th, 2016

The board reviewed and amended June 20th, 2016 meeting minutes in section IV, VI.b, and VIII.b, for typographical errors. Board approved the minutes unanimously as amended.

V. Treasurer's Report

Jim Hall reported an account balance of \$39,400 in the operating account, and \$87,375 in the reserve account. Jim Hall reported the HOA finances are on track to budget through July 2016. A \$5,000 expense was incurred for the irrigation valve installation earlier in June.

VI. Committee Reports

a) Architectural Control

One new house construction was approved by the committee and will commence construction, a second resident request in in review and pending.

b) Clubhouse Maintenance

A/C preventive maintenance was completed in the month of June and July for all five units in the clubhouse. Julian Mora reported a repair company from Harlingen reviewed the condition of the flag pole and committee is pending repair bid. Board will be reviewing 2 repair bids and decide on which company to hire for the repair of the flag pole.

c) Clubhouse Rentals

Margie Duck reported two rentals were booked for the month of July and two events were scheduled for the month of August, 2016.

d) Compliance

Diego Torres discussed the need for to residents to continue maintenance of trees around the neighborhood.

e) Grounds

Discussion ensued regarding the acceptance of TIF 419 grass for home on the perimeter of the VWLHOA. Many residents expressed opinions supporting or not supporting TIF 419. The board will be considering various approaches to the topic, no decision made by the board at this time.

f) Ladies' Lunch

Ladies lunch continue each month led by Carol Lund, July's meeting place will be Master P's.

g) Social

The board is seeking assistance with social events for the community; Connie Gressinger will lead Monday Coffee events.

h) Golf

The golf committee will reconvene in September.

i) Pool

Bill Duck discussed an incident occurring at the pool; non-residents have been visiting and using the pool amenities as well as removing all toiletries from both bathrooms. Reminder that pool closes at 9 PM each day. Residents requested improvements to the abuse of the pool amenities. The board agree to leave a minimum amount of toiletries supplied in the restrooms; 1 roll of paper in the men's restroom and 2 rolls in the women's restroom.

j) Communications

All official communication will continue to be via the VWL communication committee.

VII. Open issues

No open issues discussed during meeting.

VIII. New Business

a) Contract renewal for VWL common areas

The board reviewed the contract extension for the neighborhood common areas; the contract as originally signed, was specified for a three (3) year contract with the option for VWLHOA to renew an extension for an additional two (2) years. The board will prepare an addendum to extend the common grounds service contract for an additional 2 years. Contour Curbs will maintain the flower beds around the common areas.

b) Update on foyer remodeling

The remodeling of the foyer was completed by fellow residents, Lydia Mora and Norm Sands. Residents and board discuss continuing updating décor elements of the clubhouse. Norma, Joann, Dorothy, Elsa, and Nancy will research and investigate updating the furniture in the sitting area in the clubhouse.

c) #5 and #6 fairway aerator status

The board reported an action without a meeting decision was executed for the purchase of aerator #6 fairway.

d) Amendment rules and regulations for grass requirements on perimeter

The board notified residents that there will be a review on the approach to make a decision for homes located around the perimeter of the neighborhood to establish grass other than TIP 419 grass. The topic will be discussed at the next board meeting.

e) Clubhouse energy efficiency enhancement proposal

The following volunteers will lead the clubhouse energy efficiency enhancements proposals in September: Michelle Quiroz, Gregg Groepper, Miguel Mugica, and Larry Rericha.

f) "No trespassing/fishing" sign update

Diego Torres reported the signs for the pond were ordered and expected to be installed by the on July, 2016.

g) Brush dump site regulations

Diego Torres reported brush dump signs were ordered and expected to be installed in July as well.

IX. Announcements

- a) Larry Rericha is continuing to work on updating the resident directory; asking for volunteers to participate in collecting information for the remaining residents. Expected issuance of resident directory will be in October 2016.

X. Upcoming meeting

- a) August 15th, 2016
b) September 19, 2016

XI. Open Forum

Residents requested the fence located by the brush dump area be repaired as it is burdensome to move. The board will review options to repair or correct the issue at the next board meeting.

XII. Adjournment

Meeting adjourned at 8:00 PM.

Michelle Quiroz

VWLHOA Secretary