

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

October 26, 2015

7:00 PM

I. Call to order

Diego Torres called the meeting to order at 7:02 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 (via facetime)

William Duck- Parliamentarian

III. Pledge of Allegiance

Torres led the meeting with the Pledge of Allegiance.

IV. Approval of amended September 22nd, 2015 Minutes

Minutes for September 22nd, 2015 board meeting were revised with the following corrections: under open issues Bentsen berm status, a revision to reflect VWLHOA board not taking action under the three options in consideration. Under new business palm tree removal, Gregg Groepper and Tom Roerig volunteered to provide palm tree removal proposal.

Jim Hall motioned to approve minutes, Lydia Mora made second motion. Meeting minutes for September 22nd 2015 with amendments were approved.

V. Treasurer's Report

As of the September 21st board meeting, Jim Hall reported reserves were approximately \$51,000, with combined accounts standing at approximately \$140K.

VI. Committee Reports

a) Architectural Control

One request was reported by Jim Hall in the month of September 2015.

b) Clubhouse Maintenance

No report.

c) Clubhouse Rentals

No report.

d) Compliance

Larry Rericha reported several properties do not have grass properly growing under trees. Also noted some trees in the neighborhood required trimming.

e) Grounds

Diego Torres presented the proposal to change fertilizer contractor for VWLHOA. Current quotes for fertilizer treatments consisted of TLC quoted at \$22K annually Jesse Cantu at \$18K and Scotts Lawn Service at \$14K. Board considered the termination of the existing contract with TLC. Jim Hall made motion to cease service with TLC and go with another provider. Michelle Quiroz second motion, Board made unanimous decision to terminate fertilizer contract with TLC.

f) Ladies' Lunch

September turn out for ladies lunch had great participation at Master P's. Next ladies lunch is scheduled at the Green Owl. Details are posted in the communication board.

g) Library

No report.

h) Newsletter

No report

i) Social

Lydia Mora volunteered to lead thanksgiving social. If interested, please contact Lydia Mora.

j) Golf

No report.

k) Pool

New valve installation for propone tank is scheduled for November 3rd.

l) Communications

No report.

VII. Open issues

a) Bentsen berm status

Bentsen berm options presented by the City of McAllen included a) convey the 20ft. ROW to the HOA, b) Convey the 20 ft. to each homeowner (total of 17) that abuts the ROW, c) Leave the 20 ft. ROW as is. Regarding options under consideration as reported in the September 22nd 2015 meeting minutes, Jim Hall motioned to take no action, William Duck second motion. Board voted not to take action with the options presented by the City of McAllen and remain with status quo.

b) 2016 proposed budget

Jim Hall presented budget proposal for 2016, list of main highlights of the proposed budget include:

1. Line item to update the clubhouse in the amount of \$10,000. The proposed line item budget would be utilized to purchase new furniture, purchase and installation of an overhead sound system, replace flooring in the bathrooms, office, hallway and foyer.
2. Line item proposal to improve pool budgeted in the amount of \$21,500. Improvements include plastering of the pool deck. William Duck gathered estimates for the line item and at the time of budget proposal, the estimated cost for re-plastering the pool deck is \$21,500.
3. Grounds maintenance budget line item calls for 3% increase from 2015 budget.
4. TV cable service, internet, and phone bundle budget proposed at \$211 per month versus current \$140 only for internet service.
5. Grounds budget line item proposal includes funds to purchase more fish for ponds, and aerators for pond #6.

Residents expressed concern over deficit of income versus expenditures for 2016. Jim Hall addressed concern by expressing 2015 is on track to run a surplus by end of year, and the non-spend funds may be used towards the deficit.

Board members agreed to next provide transparency of the process for the above mentioned line items by obtaining formal bids as appropriate, presenting bids during board meetings and making motions and votes as necessary or reporting actions without a meeting at next schedule board meeting.

There was an understanding by the board members a portion of the reserves saved from the legal dispute and funds collected earlier in 2015 from Western World granted to VWLHOA as part of the hail damage claim, will be utilized to cover the deficit in 2016. Further discussion and motions will take place in the November meeting.

c) Dead palm tree removal

Gregg Groepper and Tom Roerig volunteered to champion dead palm tree removal, team will create a plan and a budget proposal for the board to consider. A written plan with details will be provided by the November meeting for the board to review and vote on.

VIII. New business

Status of upcoming board nominations

Larry Rericha reported three members of VWL expressed interest for upcoming board nominations. Two three year positions will become available in 2016. Board noted nominations will be open through November and leading up to the annual meeting, floor nominations will also be included.

IX. Announcements

No announcements made during session.

X. Upcoming meeting

a) November 16, 2015

b) Annual meeting date is scheduled for Sunday December 13th at 2:00 PM

XI. Open Forum

No open forum comments.

XII. Adjournment

Meeting adjourned at 8:04 PM

Michelle M. Quiroz

VWLHOA Secretary