

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

September 22, 2015

7:00 PM

I. Call to order

Diego Torres, Chair called the meeting to order at 7:06 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 the meeting with the Pledge of Allegiance.

IV. Guest Speaker - Yvette Barrera, City of McAllen Engineering Department

As per Yvette Barrera, City of McAllen Engineer, during the Bentsen project, it was not the City's intent to maintain the landscaping for an extended period of time. A temporary irrigation system was installed to establish the vegetation. After the vegetation was established, the irrigation system was to be removed and little to no maintenance was going to be done so that vegetation could grow naturally. As for future maintenance of the area, the City is asking whether the HOA or homeowners would accept the property and conduct the maintenance. If neither option is selected, the City does not have a regular maintenance program established for this area. It will be treated with the same consideration as other similar areas that are not designated as Parkland.

V. Approval of amended July 21, 2015 Minutes

Minutes for July 21st, 2015 board meeting were approved.

VI. Treasurer's Report

As of the September 21st board meeting, Jim Hall reported a net income of \$66,247.

VII. Committee Reports

a) Architectural Control

No Report from Architectural control committee

b) Clubhouse Maintenance

Julian Mora reported exercise equipment had repairs completed.

c) Clubhouse Rentals

Julian Mora reported 1 rental was booked in the month of August, and 1 booking scheduled in September.

d) Compliance

Larry Rericha made a suggestion for maintenance of grass to be kept up to standard so the village landscaping looks uniform.

e) Grounds

No report from Grounds committee

f) Ladies' Lunch

Carol Lund reported ladies lunch event for the month of August and another event is scheduled for September.

g) Library

No report from Library committee

h) Newsletter

No report from Newsletter committee

i) Social

Special thanks for volunteers leading September 16th social event.

j) Golf

No report from Gold committee

k) Pool

Pool committee reported summer usage of pool was at a record high, thanks to village members for maintaining the pool tidy during peak season.

l) Communications

No report from Communication committee

VIII. Open issues

a) Bentsen Berm maintenance

As discussed at the HOA meeting, there are three options that are being considered:

A. Convey the 20 ft ROW to the HOA

B. Convey the 20 ft ROW to each homeowner (total of 17) that abuts the ROW.

C. Leave the 20 ft ROW as is

As of October 10th, the VWLHOA board decided to opt for option C, status quo.

b) Recreation committee proposal

Michelle Quiroz reported no responses were received regarding interest in creating a recreation committee. A suggestion was made to consider placing the creation of the recreation committee on the annual meeting voting ballot to determine if residents are interested in such a committee.

IX. New business

a) Guidance on tree branch disposal

Lydia Mora made a recommendation to residents to be mindful of tree branch disposal in the collection area. Contractors have been taking advantage of the amenity to the point of disposing non-VWL trimmings in the area for convenience. Board is advising residents working with contractors to request trimming be disposed of properly if the disposal area is full.

b) 2016 budget preparations

2016 budget preparations will commence in October, Diego Torres asked residents to e-mail budget requests for review and consideration. Budget will be reviewed and up for approval during the next member board meeting.

c) Palm tree removal

Board members and residents discussed the request to trim the dead palm trees to improve aesthetics of the area. Team form consensus the project will be started approximately November or December. Board is seeking volunteers to lead project.

X. Announcements

No announcements.

XI. Upcoming meeting

a) October 19, 2015

b) November 16, 2015

XII. Open Forum

No questions submitted by residents

XIII. Adjournment

Meeting adjourned at 7:55 PM

Michelle Quiroz

VWLHOA Secretary