

**I. Village of Westlakes**  
**II. Board Agenda (open to members)**  
**October 24, 2017**

7:00 PM

I. Call to order

Diego called the meeting to order at 7:04 pm.

III. Roll call

The majority of the board were present, quorum was established to commence regular meeting.

President- Diego Torres (Present)

Vice-President- William Duck (Absent)

Treasurer- Jim Hall (Present)

Secretary- Michelle Quiroz (Present)

Parliamentarian- Charles Hvass (Present)

IV. Pledge of Allegiance

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

V. Approval of September 19th, 2017 Minutes

The board unanimously approved the September 24<sup>th</sup> meeting minutes.

VI. Treasurer's Report

a) September Treasurer's report

At end of September the village had \$98,000 in the bank, Jim reported income expenses were on track. The board has collected 75% of revenue for 201, in line with budget expectations and are right on schedule. The village has incurred 74% of expenditures.

VII. Committee Reports

a) Architectural Control

No report

b) Clubhouse Maintenance

Diego Torres reported a door issue at the clubhouse and will be corrected.

c) Clubhouse Rentals

Margie Duck reported 2 rental in where scheduled in October, 3 rentals for December, and 4 rentals already scheduled for 2018. Michelle Quiroz will volunteer in 2018 for rental coverage.

Board provided clarification that board meetings are always 3<sup>rd</sup> Tuesday of the month.

d) Compliance

Charlie Hvass will be in the neighborhood early November to address compliance issues due to parking, and garbage cans left out. Resident mentioned garbage cans appear to be in compliance. Parking is still an issue, but it's public parking on public paved roads. Charlie will be in town early November to follow up on compliance issues.

Another initiative the compliance committee will steer is non-owner occupation and address rental issues.

Residents expressed concern about roundabout on Camelia court. Marcus is taking care of the roundabout landscaping.

e) Grounds

Fertilizer is not looking good at all, and many residents are complaining. A vendor came to take sample and results show common grounds soil is low in nitrogen and high sodium. Recommendation is to add 12 months of application at a cost of \$25,000. Several residents have expressed concern about the lack of ability to grow sod.

Resident suggested to gather multiple bids to ensure we have the best bid to address the soil condition.

Suggestions is to add compost top soil to naturally address the ph level in the neighborhood. Gregg will volunteer to be in the committee to get more ideas on how to address the issues.

Gregg reported 8 ebony trees were planted in the neighborhood common areas and will have drip irrigation installed. Gregg also advised the board and residents when the greens are under repair, signs will be placed up to advice residents to not walk on the greens to avoid potential damage.

f) Ladies' Lunch

Carol Lund reported next session will be at Masterpiece.

g) Social

Halloween social will be held on Saturday at 5:30 PM. Need volunteers for Thanksgiving social if residents want to gather for the holiday. Christmas event is still on plan.

The board is seeking volunteers to put up the Christmas trees after the thanksgiving holiday on Saturday after Thanksgiving.

h) Golf

Chuck sent out a notice, next event will be Friday after Thanksgiving- the Leftovers golf event. Several other events will be hosted through the year and into next year such as putting contests and club championship. Events will be communicated via e-mail and posted in the clubhouse.

i) Pool

No report

j) Communications

No report

VIII. Open Issues

a) Clubhouse energy efficiency enhancement proposal status

Michelle reported fans were installed in the clubhouse and exercise room. The budget of \$7,500 has been exhausted for 2017 with the following improvements, update of LED lights, updated fans, updated door closures, updated water heater. There are several more ideas that could further improve energy efficiency at the clubhouse such as replacing the single pane windows, updating the HVAC registers, and installing window shades. The committee advised the board to allocate additional funds for the 2018 budget for continued support.

Big thanks to Gregg Gropper, Larry Rericha, Miguel Mugica, and Joe Salas for their leadership and support of the community by actively participating generating improvement ideas and executing improvements.

b) Board nominating committee update

We have 2 nominees in the running for the board. We currently have 4 volunteers in total to run for the board. Deadline to take nominations deadline will be on November 21<sup>st</sup>. Floor nominations can be taken at the November meeting. Thereafter, no more nominations to run on the board will be accepted and proxy ballots will be mailed between November 22<sup>nd</sup> and December 1<sup>st</sup>.

IX. New Business

a) Compliance, Carnation court parking issues

Compliance board is addressing the issue associated with parking at Carnation Court.

b) VWL property, general liability, directors and officers insurance renewal

\$7400 was paid out for insurance renewals for the board members and all associated insurance needs.

X. Announcements

Tentative plans in place for a Thanksgiving event. Clubhouse will not be open to public to reserve the clubhouse for the neighborhood thanksgiving event if residents wants to gather.

XI. Upcoming meetings

a) November 21<sup>st</sup> 2017

b) Annual meeting- Sunday December 10<sup>th</sup> 2017 2:00 PM

XII. Open Forum

Resident asked if there are plans with the city to repay the roads, in the neighborhood. Based on current information, we are scheduled to have the pavement redone in 2018.

XIII. Adjournment

Meeting was adjourned at 7:49 PM.

Michelle Quiroz  
VWL Secretary