

Village Walk Condominiums

Board of Directors Meeting

January 10, 2017 7:30PM

APPROVED

Minutes

- I. Call to Order
The meeting was called to order at 7:35 p.m.
- II. Verify Quorum
Terry, Wade and Gloria were present to form a quorum. Tammy and Katie, TRMC; Wes, Unit #85; Walter, Unit #38; Bridget, Unit #26; Pat, Unit #67; and Buster were present.
- III. Approval of December 9, 2017 Meeting Minutes
The motion was made and seconded to approve the December meeting minutes as submitted.
- IV. Treasurer's Report(Tom)
Tom was not present, so his report was deferred until the next meeting.
- V. Rental Chair Report(Bob)
Bob was not present, so his report was deferred until the next meeting.
- VI. Old Business
The dumpsters have been moved, as requested.

The fence between Village Walk and the property to the south on 11th Street has been completed. Wes has inspected it and determined that it is satisfactory. The other property owner has not yet submitted the necessary information to Terry to allow him to draw up an agreement regarding the fence. Terry will try to reach him again. An agreement has already been reached regarding the amount that Village Walk will pay for its portion of the fence when an invoice is received.

Wes reported that things are going well in the community. The sand removal project is coming along nicely. There are no major issues to report.

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Old Business (cont'd.)

The trash situation is still an issue and we have been unable to come up with a permanent solution. It was discussed in the last meeting that we would come up with some alternatives and present them to the owners at the May meeting.

Wes volunteered to do some research and come up with options. Walter said that he is in the trash business in Austin and would be willing to try to help with the situation. He stated that there are some challenges with city pick-up, such as getting carts removed from the curb in a timely fashion and having them overturned in the streets. He volunteered to assist Wes in coming up with some options. Terry stated that we will certainly take them up on their offer to help. The options we have already discussed would be either city pick-up or buying space for a common area to store the dumpsters. Pat, as a full-time resident, said that she didn't like the idea of individual carts.

Buster stated that having the city trash pick-up with individual carts was the intention from the beginning. He said that he has another property with city trash pick-up and has had no problems. He volunteered to work with Walter on the trash issue.

There was discussion about the way in which owners would need to be notified of these options and given the opportunity to vote on them. It was determined that ballots would need to be sent out to all owners and get their votes. The Board does not have the power to make this decision because it would require an increase in assessments.

VII. New Business

The floor was opened for comments.

The question was posed as to whether the two lots that were mentioned as a possible solution to locate the dumpsters and use for other common amenities were platted for residential use. Terry stated that the rules could be amended to handle this situation.

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Bridget stated that the landscaping that is being done looks really nice and thinks that the pool areas should be updated, as well. She suggested that the pools be heated or have hot tubs added, so the area could be used for more months of the year. Wes stated that he is in the process of getting a bid to heat one of the pools. The pool furniture and decks are scheduled to be power washed the first of March. Pat said that she has a system that heats the pool in the winter and cools it in the summer. Terry asked her to speak with Tammy or Wes to provide them with information on this. Wes stated that the Phase II pool is the only one with adequate space to put the equipment.

VIII. Schedule February Meeting

The February meeting was scheduled for February 21, at 7:30 p.m.

IX. Adjourn

The meeting was adjourned at 8:20 p.m.