

**Village Walk Condominiums
Board of Directors Meeting
November 14, 2017
7:30PM
Approved
Minutes**

Called to Order – 7:32pm

Verify Quorum - Board Members Present: Tom Blackburn, Terry Landry, Wes Strickland. Owners Present: Pamela Xiromamos (1), Barry Jelinski (2), Buster Hoffmaster (69/72), & Tammy Bolton & Katherine Piper from TRMC.

Motion to approve October meeting minutes:

Motioned – Wes Strickland

Seconded- Terry Landry

Passed unanimously

President’s Report (Tom) – Village Walk is getting back into typical daily operation. The appearance of our community has made a huge difference for all of us.

Treasurer’s Report (Terry) – Terry stated that the finances are in a good position, if you exclude the Harvey costs. The maintenance costs are below budget. Barring any unexpected event the association is in good shape. Tom and I will be working on the budget for 2018. We will be reaching out to TRMC for estimates regarding the budget.

Operations Chair (Wes) – The clean up along 11th street has been completed, no parking signs have been installed, front entry sign has been redone, along with the lighting along the palms and all landscape lighting has been completed. The pool house is getting reroofed and painted. Currently in process of getting estimates to repair the pools, roads, & irrigation system. The community palms will be trimmed towards the end of the week and the front gate will be repainted.

Wes asked Terry what he thought of the property since he came down for a visit. He replied that he likes what he sees, if you stay around Village Walk too long you

almost forget what is going on in the rest of the community. Terry noted that other developments are nowhere near the recovery stage as Village Walk. He credits everyone on the call getting Village Walk back to where it needs to be.

Old Business – TRMC Online, Tom mentioned with all the focus on Hurricane Harvey the board really hasn't had time to explore the options on it. He was hoping the board could vote on it tonight, however the board is missing 2 directors tonight. Vote postponed until next meeting.

Unit 25 Update – Tom said there has been a conversation via text with Mr. Hutson. The board is hoping to have dialog with him soon. Will update at next meeting.

Heat Exchanger – Wes said that Jeremy at Crystal Clear pools advised to not install the exchangers before they were done with the roof work on the pool house and the neighboring property to the pool. Wes stated the work will be done around the 20th. The deposit has been issued, it will be about 2 to 3 weeks until the exchangers have been installed at phase I pool.

Vacant Lot Maintenance – Tom began by saying he has looked through the CCR's and didn't see any specific line items for vacant lot maintenance. Terry said he looked as well and didn't see anything specific to vacant lots. There are no objective standards, since these lots contain the only grassy area at Village Walk. In the past, Village Walk has notified owners when the lots are 12 inches high. Wes stated that going through the notifications, the owners of the lots have been notified around 3 or 4 times over the past year. He would like to propose that the lots be mowed every quarter. The high grass attracts mosquitoes, and the main complaint on the lots is the mosquito issue. It will all come down to what we as a board thinks is the best appearance and safety guideline for what we want at Village Walk. Terry said he felt a 12 inch height is reasonable, he doesn't mind imposing an objective standard. Tom said Village Walk is a private community, we can have our own standards.

Motion to impose a weed limit of 12 inches tall on all lots at Village Walk:

Motioned – Terry Landry

Seconded- Wes Strickland

Passed unanimously

Late Fees – Tom asked Tammy what is the standard when Village Walk has delinquent homeowners, at what point do you notify? Impose late fees? Tammy

replied that, late fee are imposed based on the declarations and by-laws for the association. Village Walk's assessments are due every six months, after 30 days late the owner gets a notification and a late fee assessed to their account. There is nothing additional specified in the documents. Other HOAs have an increased late fee every month not paid and the notification process is: 30 days late a reminder is sent, 60 days late a letter of intent if they don't pay in full, at 90 days we have to offer them a payment plan, if they do not accept the payment plan then it will go into the foreclosure process. Wes noted he'd like to study that further and bring this issue up at a later date. Tom said it was just a conversation to have, the HOA does not have a lot of homeowners delinquent. He wanted to make sure the HOA is following the rules. The whole budgeting process is based on the fees being paid on time. Tammy noted that Keith has been successful in getting the delinquencies down by having a personal conversation with them. Most owners said they didn't receive their email. She said in the past I don't remember Village Walk having problems with delinquencies.

Buster Hoffmaster joined the meeting, he began by stating that he received a mowing notice for his lot. He said each time he receives a notice it's shorter and shorter in the pictures sent. He doesn't feel the height of the grass detracts from the value of the lot. He wanted to discuss guidelines. Tom, told Buster that prior to him joining the meeting the board made the decision that the weed height for the lots would be 12 inches. Buster asked where that number came from, Tom replied that it was agreed that 12 inches would be the best for appearance and bug control. Wes told Buster that he mowed his lot today. Buster asked Wes to please mow his lot as he sees fit and he will pay Wes to do it.

There was a brief discussion if anyone was having problems with the insurance companies or hired a public adjuster due to Harvey damage.

Next meeting set for Tuesday, December 12th at 7:30pm.

Motion to adjourn:

Motioned – Terry Landry

Seconded- Wes Strickland

Passed unanimously

Meeting adjourned at 8:17pm