

Village Walk Condominiums  
Board of Directors  
Meeting December 12, 2017  
7:30pm  
**Approved**  
Minutes

Called to Order – 7:32pm

Verify Quorum - Board Members Present: Tom Blackburn, Terry Landry, Robert Calabro, Bridget Friday, and Wes Strickland. Owners Present: none -- Katherine Piper and Tammy Bolton from TRMC.

Motion to approved November minutes:

Motioned – Wes Strickland, 2<sup>nd</sup> Terry Landry, Passed unanimously.

Presidents Report (Tom): Looking back of 2017 --- hurricane, and snow are good to behind us. Tom wants to Thank the two homeowners who started the facebook pages to make it easy and accessable to all owners.

Most common areas are full functioning after Harvey. Personal house repairs for the most part are starting to be repaired.

Treasurers Report (Terry) – December was good month. Not many expenses. At the end of November, the Association had \$41,463.31 in the Operating Account and \$29,550.87 in the Reserve Account.

We received a substantial credit after some very hard work on the Time Warner Account by Katherine, to the tune of \$4,813.44.

As of today, there are 4 owners that still owe for all or part of the semiannual assessment. We will continue monitor and report. 12k due from owners for assessments.

The Proposed 2018 Budget should be ready by weeks end for the BOD to review and vote.

Rental Chair: (Bob)- Holiday season has been 75% full for those available to be rented. Mgmt companies looking for longterm rentals. Contact them if you are able to rent your home.

Operations Chair (Wes) – Moving along with off-season projects:

Painting of both pool houses and interior of bathrooms. Replaced all holes in the hedges along 11<sup>th</sup> street. 17 shrubs were planted. Matched perfectly.

All community palms trimmed, plus some participation (about 40 people) from homeowners.

Next project will be gates being painted. Gate was damaged the day of snow from someone trying to get into VW by pushing on gate with vehicle.

Want to start working on the irrigation, and updating/fine tuning the landscape.

#### OLD BUSINESS:

Unit 25 fence: Tom received text from Mr Hutson today to continue dialog after the holidays.

TRMC online: discussion ensued regarding going forward TRMC initiative. Wes made a

motion to accept, Bob 2<sup>nd</sup>. Unanimously accepted. Motion carried. Tammy and Katherine will send out information to HOA, and hope to have in place for owners to be able to submit next assessment online.

Heat exchanger/cooler: Equipment had been ordered, difficulty with scheduling electrician. Supposed to be on Thursday. Wes may need to find new electrician. Installation will hopefully happen in the next week or two.

New Business:

There is an approved paint color list on the Village Walk HOA website. Discussion ensued about the various house colors within Village Walk that are not on the approved paint color list.

A motion was made to “grandfather” in all the home colors currently in Village Walk, without penalty to owners whose properties are currently painted with colors not in the approved color palate. (This expressly does not mean those colors “grandfathered” have become approved colors.) Going forward, when the homes with “grandfathered” colors are repainted they must be repainted with a color on the approved color palate. And all homes being repainted must have the color approved by Buster Hoffmaster to insure the color is an approved color for Village Walk prior to commencement of the painting. Incidental painting such as painting damaged siding boards being replaced does not trigger the approval process. Trim paint must be bright white. Motion made by Bridget, 2<sup>nd</sup> by Terry. Unanimously approved.

Next meeting set for Tuesday January 9<sup>th</sup> at 7:30pm.

Motion for adjournment made by Terry and Bridget 2<sup>nd</sup> -- Meeting adjourned at 8:30pm

Respectfully submitted

Bridget Friday