

Village Walk Condominiums

Board of Directors

Meeting Jan 9, 2018

7:30pm

Minutes

Called to Order – 7:32pm

Verify Quorum - Board Members Present: Tom Blackburn, Terry Landry, Robert Calabro, Bridget Friday, and Wes Strickland. Owners Present: #82 owners, Buster Hoffmaster, -- Katherine Piper and Tammy Bolton from TRMC.

Motion to approved December minutes:

Motioned – Bob Calabro, 2nd Terry Landry, Passed unanimously.

Presidents Report (Tom): Looking ahead to 2018, looking for good things, thanks given to the team for getting the 2018 budget passed and all work done the past year.

Treasurers Report (Terry) – December was good month. Not many expenses, under expenses budgeted, under budget in trash and cable for the year. (26K under budget) Grounds Maint were (increased by 10K). At the end of December, the Association had \$35,216.31 in the Operating Account and \$30,836.37 in the Reserve Account. 2018 Assessment Levied was approximately \$50 increase from 2017. Hoping for very stable next few years budget wise.

Rental Chair: (Bob)- Market hasn't changed too much over past month. Many long term rentals in neighborhood, most renters are winter Texans or displaced Port Aransas residents.

Operations Chair (Wes) – Moving along with off-season projects: gate being repaired this week, then front entrance will be painted. Ant outbreak throughout development and are actively treating. Ace and Griffith Roofing donated new roofs for both pool houses. Much thanks given to both companies for that!

OLD BUSINESS:

Heat exchanger/cooler: Equipment had been installed and all plumbing is done. Waiting on AEP to upgrade the ground wiring from transformer to pool house. Supposed to be on Thursday. Bridget will get Bob information regarding heat pumps. Bob will send out an update to all rental management companies regarding upgrade once completed. TRMC to send out email to owners also acknowledging updates.

Paint color approvals: Buster getting some requests, some approved and some denied. Wes to be added to emails to see requests for color follow up on site.

New Business:

Parking issues: Garages unavailability. (long term issues/golf carts/game rooms)

Total of occupancy of Village Walk ties into parking need proof of parking per number of bedrooms. (formula in bylaws)

VW to purchase appx 750 parking passes (\$1,800) to hand out to each property owner for rental management company. Owners would get their own passes and then # of spots per formula to be given to each management company to hand out to renters to be returned each time.

Next meeting set for Thursday Feb 15th at 7:30pm.

Terry made a motion and Bridget 2nd -- Meeting adjourned at 8:22pm

Respectfully submitted – Bridget Friday