

**Village Walk Condominiums
Board of Directors Meeting
November 6, 2018
7:00PM
Approved
Minutes**

Called to Order – 7:00 pm

Verify Quorum - Board Members Present: Terry Landry, Wes Strickland, Bridget Friday, Victor Rodriguez, and Michael McCutcheon (joined mid-meeting). Owners: Matthew & Catherine Resnick (45), Joe & Michelle Bitner (91), Buster Hoffmaster (69) TRMC: Katherine Piper

Motion to approve September meeting minutes:

Motioned – Bridget Friday

Seconded- Wes Strickland

Passed unanimously

President's Report (Terry) – Village Walk had a good quiet month. He was at the property for 2 weeks this past month and everything looks great. Rentals appear to be steady just not at the same pace as summertime.

Treasurer's Report (Terry) – Michael was not on the call. Terry went over the September financials since it's too early in the month for the October financials to be ready. He noted expenses appear to be below budget. Village Walk should make it just fine to the end of the year.

Rental Chair: (Bridget) – Bridget began by noting it has been quiet on the rental front. Winter Texans are now making their way to Village Walk. The next round of passes will be delivered this week by Katherine at TRMC. Bridget reminded everyone about the concert at Thanksgiving.

Operations Chair (Wes) – Wes began by stating it continues to be slow at Village Walk. The grounds are looking fabulous and the Winter Texans are beginning to arrive. The annual palm tree trimming is scheduled for this month. All scheduled

repairs to be completed by the end of the year are done. Overall everything is going well.

Old Business – Sinkhole: Wes noted the sinkhole was caused by the underground water flow caused by the heavy rains. The technicians had to dig down to make the repairs, it took about 10 hours to complete. The sinkhole filled all of phase I with mud. The cost of repairs was \$4,100.00. Village Walk was very lucky it wasn't worse. The ground water is now starting to recede. Hopefully no more problems going forward.

New Business – Budget: The board is currently working on a list of capital expenditures to identify in the budget for the coming year. Terry noted the plan will be to get in a position to work with Keith and get the numbers together so that the budget can be approved in the December BOD meeting.

Unit 45 Roof: Matthew Resnick (45) owner addressed the board of directors. He received a letter from TRMC that stated the roof shingle color installed is in violation of the architectural control for the property. He asked the board to work with him regarding the issue. Terry thanked Michael for calling in and addressed the situation as the board of directors see it: Tom Culp had discussions with several board members and Buster Hoffmaster (ACC). He was aware of the protocol and procedure to get all changes approved by the ACC. Terry noted that almost every home in Village Walk installed a new roof after Hurricane Harvey. There is a specified shingle that is approved for Village Walk and every single homeowner went back up with the correct color. Terry noted again that every single item that is changed on the outside has to have approval from the architectural control committee. Wes stopped by the unit during tear off of the roof and he noted he wanted make sure the correct shingle was going up. He felt he did his job then went on vacation. When he came back the roof shingle color was different. Floor discussion regarding the roof and roof color. The board of directors agreed to have a private meeting regarding how to proceed with the roof issue for 45. Matthew and Catherine thanked the board for their time.

Buster had one more ACC issue he wanted to address. There is a unit owner that put up a side yard fence that is in violation of the Covenants. The neighboring unit owner was complaining with good cause. He noted we should send out a quick reminder email letting the owners know they cannot do what they please with the exterior. This is not a single-family home where they can do whatever they please. Everything exterior will require approval.

Terry asked Katherine to work on a letter with him to be sent out. He also noted that he would like to get together to work on the budget and swiftly publish the numbers.

Next meeting set for Tuesday, December 11, 2018 at 7:00pm.

Meeting adjourned at 7:52pm.