

VILLAGE WALK CONDOMINIUMS
Board of Directors Meeting
MAY 24, 2018
APPROVED

PRESENT:

Terry Landry
Wes Strickland
Victor Rodriguez
Bridget Friday
Michael McCutchon (68)
Buster Hoffmaster (69 & 72)
Marty Blackmon (54)

TRMC:

Katherine Piper
Naomi Perez

Verified the quorum was met.

The meeting was called to order at 7:32 pm.

APPOINTMENT OF NEW BOARD MEMBER:

Mr. Landry explained since the last owners meeting the President, Tom Blackburn, has resigned. Mr. Landry said there are two things that need to happen. We need to appoint a new director and elect a new President. Mr. Landry explained in the By-Laws it states, in the absence of a director a new director can be voted in by the Board. Mr. Strickland nominated Bob Calabro. Mr. Strickland explained with Mr. Calabro's experience he would be a great asset to the Board. Mr. Landry asked if there were any other nominations for the director position. Michael McCutchon stated he would be willing to serve on the Board to make the Board a well-rounded board. Mr. Rodriguez asked if Mr. McCutchon could give the Board some information on his background. Mr. McCutchon stated he has been involved in the city council. He is currently building on Zahn Road. He is currently leasing out his unit and stays at Village Walk a couple of weekends a year. Mr. Landry asked Mr. McCutchon what he felt was lacking on the Board. Mr. McCutchon answered he was not sure what was lacking. Mr. Landry went over the backgrounds of the different board members. Mr. Strickland is a full time resident. Mrs. Friday lives in Minnesota and rents her property year round. She is there two to three months a year. Mr. Rodriguez rents to one couple December through February. Mr. Landry stated he bought in 2007 and doesn't rent his unit. He stated he wouldn't have brought in Village Walk if leasing was not a possibility. Mr. Landry expressed since Mr. McCutchon wanted to be on the Board he should be appointed. Mr. Landry noted that Mr. Calabro wanted to step down from the Board but the Board will still seek his counsel. Mr. Strickland stated Mr. Calabro can be a special advisor.

MOTION TO APPOINT MICHEAL MCCUTCHON TO THE BOARD OF DIRECTORS TO SERVE OUT THE REMAINING TERM OF ONE YEAR.

**MOTION - VICTOR RODRIGUEZ
SECONDED – BRIDGET FRIDAY
PASSED UNANIMOUSLY**

Mr. Landry stated the next order of business was to elect a new President. Mr. Strickland nominated Mr. Landry as President. Mr. Landry expressed he is willing to take the position.

MOTION TO ELECT TERRY LANDRY AS PRESIDENT FOR THE TERM OF ONE YEAR.

**MOTION – WES STRICKLAND
SECONDED – VICTOR RODRIGUEZ
PASSED UNANIMOUSLY**

MOTION TO APPROVE THE APRIL BOARD OF DIRECTORS MEETING MINUTES:

**MOTIONED – WES STRICKLAND
SECONDED – VICTOR RODRIGUEZ
PASSED UNANIMOUSLY**

OFFICER REPORTS:

Terry Landry, Treasurer – Mr. Landry reported since the last meeting there are very little changes. On May 5th we announced an assessment increase of \$280.00. Since the meeting on the 5th we have had a sinkhole. We will have to increase the special assessment by approximately \$35.00. The new special assessment amount will be \$315.00. The assessments letters will be sent out earlier than July. Mr. Landry stated the sooner owners pay assessments the better off Village Walk will be. Mr. Landry explained the paving project will probably be done in 2019. Mr. McCutchon asked what caused the sink hole. Mr. Strickland explained it was a sewer leak.

COMMITTEE REPORTS:

Bridget Friday, Rental Chair, stated she did not have anything new. Mrs. Friday stated she and Mr. Calabro have tried to meet but due to scheduling conflicts they have not met. Mr. Calabro has met with Turnkey and destroyed the counterfeit parking passes. Mr. Rodriguez asked if Turnkey was a franchise. Mrs. Friday said Turnkey is a franchise. Mr. Rodriguez suggested reaching out to the franchise. Mrs. Friday stated she will go and met all the management companies. Mrs. Friday said she will ask how they charge if the property is destroyed. Mr. Strickland stated the rental companies want Village Walk to call the police then call the rental companies. Mr. McCutchon asked what kind of damage is happening at Village Walk. Mr. Strickland informed the Board a guy backed over and electrical box and some plants. Starkey does not want to pay for the damage. They are going to charge the renters credit card. Mr. Landry

explained that a lot of issues will fall on Mrs. Friday's lap. It might be a good idea to get others involved. Mr. Landry stated Village Walk has the ability to enforce rules with a contract. It would be easier to hold the rental companies responsible if there is a contract. Mr. Blackmon stated a contract can be locked down, but we might have problems with renting. Mrs. Friday explained if the parties are out we might get more repeat renters. Mr. Landry noted that the contract for the rental companies needs to be very clear. Mr. Blackmon suggested a call to other rental companies to get ideas to come up with a contract. Mrs. Friday stated a rough draft can be presented at the June Board meeting. Mrs. Friday asked if this could be uploaded at the owner's portal. Mrs. Piper explained that the documents could be uploaded to the owner's portal.

Wes Strickland, Operations Chair, explained Village Walk is very busy. We need to work on the security. Village Walk should put up motion detector. Mr. Strickland stated he will be ordering solar lights. Mr. Strickland will get with Mrs. Piper to order the lights. Mr. Strickland noted Village Walk is having trouble with landscapers throwing clippings in the trash and blowing the clippings in the street. Mr. Strickland stated he would continue to talk to the companies about cleaning up their mess. Mr. Strickland said the roll off dumpster can be removed soon. Mr. Strickland reported Pool 2 heat exchanger is working and the landscaping looks great. Mr. Blackmon asked if the people who are dumping coming into the gate. Mr. Strickland explained it is mostly companies working onsite. Mr. Landry reminded the Board with summer coming up the trash will be more frequent.

NEW BUSINESS:

Yard up Keep, Village Walk is being more diligent about owners keeping up with the yards. Mr. Strickland stated owners are starting to take action. Letters went out about a week ago. Mr. Landry explained the first around of letters helped.

Paint Approvals, Mr. Hoffmaster explained there is one person who has been very persistent stating I never responded to her. She is saying she had the wrong email address, but she could have picked up the phone and called me. If people are getting upset about the color palette the board can vote to change it. Mr. Blackmon asked if it is just one house. Mr. Hoffmaster stated it is a handful of houses. Mr. Blackmon asked if a house has recently been painted then the HOA should fine the owners for not complying. Mrs. Friday said from the moment we voted the colors in then we need to put our foot down. Mr. Landry explained it is the Board's obligation to enforce the color palette. Mr. Blackmon stated if you are going to make people repaint their houses be ready for backlash. Mr. Landry told Mr. Hoffmaster to keep doing his job. Mrs. Friday explained the paint request can be submitted through the owner's portal.

JUNE BOARD MEETING:

The June Village Walk Board Meeting is scheduled for Tuesday, June 19th at 7:30 pm.

ADJOURNMENT:

Motion was made and seconded to adjourn the meeting.

The meeting was adjourned at 9:04 pm.