

# **Village Walk Condominiums**

## **Annual Homeowners Meeting**

### **May 4, 2019 10:00am**

### **Unapproved Minutes**

The meeting was called to order at 10:04am by President Landry. A quorum was set by 48% of homeowners in attendance or by proxy.

All Directors were introduced by Terry Landry, President. Victor Rodriguez, and Wes Strickland. Bridget Friday was introduced as resigned board member, and new condominium manager. Michael McCutchon was also introduced as a current director, but is unable to attend meeting today.

Went over 2018 unapproved minutes from HOA meeting. Tim Kelly #7 with the motion to approve. Seconded by Josh Friday #26. Unanimously accepted. Minutes from 2018 approved.

#### Officer and committee reports:

President: Mr Landry has served off and on for 4-5 years as president. He spoke of 2017/18 difficulties not only for VW, but other condo associations as well as Port Aransas, even 600 days post Harvey. We are in an amazing spot, our landscape and neighborhood looks amazing, as good and clean as it every has. He expressed his appreciation to Wes Strickland and OnSite.

Treasurer Report: (Michael McCutchon absent so Terry went over) Financials enclosed in packet. Our current balance in checking as of 3/31/19 is \$59, 867. Savings holds \$27, 873. We have over \$31,000 in accounts receivable. Terry spoke of TRMC transition from 2010 to Friday Properties Management - all books, records and financial information were formally moved on May 1st. The last financials we received were from March 31st.

Bridget Friday has spoken to numerous homeowners with outstanding assessments, most not receiving any notification on them. We are working to get them collected. The past two years we have had supplemental assessments in June for unforeseen expenses. We do not think that will be happening this year, but until we get a better picture of finances, that will be decided.

Rental Chair Report: Bridget Friday went over parking program updates, (in owners handout). Most negative reviews was the plastic parking passes to return to management companies. We have updated passes to be disposable for all renters. Homeowners can use the plastic passes for owners guests. Owners vehicles should also have stickers in the front passenger windshield. Homeowners can also pick these from Wes. Bridget also went over towing rules, why cars would be towed immediately or given a written warning.

Mr Golian asked about vendor vehicles and red zone parking. Wes explained that they are not worried about those vehicles, as they are inside a house working and can easily move a vehicle if needed.

Bridget also reported that VW is almost 100% back. Rentals were very strong this year, VW looks great, has great heated pool reviews, and as Port A still has lots of people wanting to rent, but not the same number of places to rent are available as pre-Harvery.

Victor Rodriguez spoke of his disapproval with some of the rental companies not providing the services for homeowners. He doesn't think the management companies are checking on homes enough. He decided to not rent during the summer, he only rents to winter Texans. He would like a rules sheet/contract made up for the management companies to follow. He also stated it is a Port A city law to have one parking spot per bedroom unit. The city actually has stricter rules for parking than VW.

Bob Calabro asked questions about owners not following through with the rules, — how will be they fined or what will be board do to follow through. Terry Landry stated the board is one of the things we are focused on for this summer, to enforce the parking restrictions, and to get owners up to date on all regulations.

Stacy Sudoh asked about extra parking and if they have more parking than needed, can they have extra cars? Wes replied that if you have extra parking, you are able to fill those spots on your driveway.

Operations Report: Wes Strickland spoke of the many projects completed in the past year.

#1. Shaving of the community palm trees. He also mentioned for \$10/foot you can get yours done as well.

#2. Pool 1 was replastered and tiled. Both pool decks were redone

#3. Dumpster enclosures at both garbage areas

#4. Redone entry sign

#5. Final phase of landscaping revitalization.

#6. Repainted fire lanes

#7. New gate brain system being installed this week.

Allen Boddie asked for HUB mirrors to put up at the oleanders so drivers can see both bikers and walkers on the Sidewalks. Al and Vicki Gort had expressed their wish that the oleanders should be cut back at least 10 feet from the entrance. Wes said he would look into this right away and also install the HUB mirrors. Allen also mentioned that he has seen 1st hand how well the passes work and how Wes has the ability to clear any gathering that shouldn't be on the property.

### Election of officers

Terry stated there are currently 4 directors and you can see the director terms and offices held. (see attachment)

We have 3 directors need to be elected: He invited any of the nominees to stand and speak a bit about themselves and what vision for VillageWalk is. Also tell us of any qualifications you may have.

David Moraine #1 owner. He is not able to be here today due to a change in work. They just bought a house at the end of Dec 2018. They rent their home.

LeighAnn Jackson #15. She is running for the board because she loves VW, she has a vested interest. They are here multiple times a month. They do not rent their home out. LeighAnn lives in San Antonio. She said she knows the ins and outs of VW, she started a Facebook page with Amani Wang right after Harvey, it is still in use today, and is a great tool for homeowners.

Michael McCuthchon #68: Current serving director and treasurer. Michael was appointed last year and rents his house out. Michael is unable to be here today due to being out of the country.

Debbie Wallace #79 Debbie is a full time homeowner in VW. She has lived here for 9 years. She thinks she will be great as a director for having another set of eyes at the property. She loves having an onsite director and has never been happier with the neighborhood. She also serves on the food pantry. As a full-time resident, she wants prop management companies to improve who they rent to. It frustrates her when people do not take care of our property.

Bridget asked if Debbie would be willing to work with VW renters to participate in a sort of food pantry program donation. Debbie and Bridget will discuss later. Debbie stated the only issue is that things can NOT be opened.

Wes Strickland #85. Wes said he would like another 2 years to continue what he has been doing.

Terry asked for anyone else who would like to run. He also stated it is the first year he can remember that we had more candidates than positions. He is very thankful for so many people wanting to be involved.

Voting was completed. Results tabulated. Will announce at the end of the meeting.

## NEW BUSINESS:

Spectrum: Terry hopes that by and large your spectrum issues have been resolved. We have finally gotten into a position with a human being at Spectrum that we can connect with. He does believe the issues are mostly gone. Al Gort expressed frustration by not being able to stream anything at their homes yet. They states they have slow service still. Terry stated it also might be individual units with certain issues, possibly equipment as well. The HOA can help with the billing and contract issues, but if the speeds or equipment don't work, the homeowner should definitely have a repairman come to their home.

Bridget stated their 1st repairman was a 3rd party vendor, he didn't help much. The 2nd technician was very helpful. They also put in an Eero system. This has helped tremendously and we have fast internet everywhere in the house, and able to stream all devices.

SEAL COATING STREETS: Wes spoke about the need to update our streets. They have not had anything done to them since the beginning of the development. Wes gave bids for sealcoating all of our streets. The bid is approximately \$80,000 - 90,000 . He would like it done in April 2020. Terry stated we need to figure out how to pay for it. This would need to be a special assessment and require a homeowner vote:

Two alternatives:

#1. Spread it out over two years, (June 2019, and Jan 2020)

#2. Do it all at once in Jan 2020.

Discussion ensued from owners regarding positive and negatives. Wes said the sealcoating was supposed to last appx 6 years. We haven't had it done yet since the neighborhood was made. Both phases would be done at the same time. If we do it in two sessions, we would have double mobilization fees of approximately \$3,500 each time.

Terry stated each owner assessment would be approximately \$1000.

Motion made by Tim Kelly to: Do a special assessment paid over two separate \$500 payments: June 2019 and Jan 2020. (to be billed with semi-annual assessments) Seconded by Sherri Early. Unanimously passed.

Security Cameras: Wes spoke of his request to put up security cameras onsite, specifically by the gates, pools and dumpsters. He said it would be helpful for police.

Allen Boddie stated there could be a potential for owners to login to view cameras if they wish.

Terry will speak to the Port A police chief to get his opinion — is it Helpful? Advisable? Terry will ask him to join a BOD call so people can ask questions to him.

If so, and could be done, the board of directors will also look into liability, etc.

Will move forward with the potential of looking into cameras, due to show of hands that most homeowners are interested in security cameras.

FRIDAY PROPERTIES: Bridget went over the change of management companies. The new gate brains will be going in on Monday. Original gate codes and fobs have already been programmed in the new system. She will ask owners for gate code preferences. We will be changing rental gate codes every 3 months.

Village Walk now has our own website: [www.villagewalktx.com](http://www.villagewalktx.com).

There is a owners area.. (password protected: vwc2525). This password will stay in your browser 10 days, so when you return after 10 days, you will need to re-enter the password.

She went over the different pages, links, forms, electronic requests. calendars. Please call with any questions or ideas — she is really excited about this site.

Terry went over the new implementation of websites, parking, landscaping, etc.

Vicki Gort was pleased with the timing of utilizing people in our “own” group. To be able to have people passionate and care so much is great. Terry Landry agreed. He stated with Bridget and Wes, and the current BOD, we will all experience and increase of satisfaction.

Assessments: Bridget went over the way of collecting assessments. Assessments will be sent out mid June and mid January. After 60 days email reminders will be sent for any unpaid assessments. Assessments will be sent by email through Quickbooks Online. There will be payment link, allowing only ACH payments. (bank account and routing numbers) It is a secure system, and will pay your invoice and links your payment to your account. We will request all payments to be paid online through the links. Bridget read the rules and the BOD can also collect any unpaid assessments from the management companies until paid in full.

Bridget stated that I am your ADVOCATE, I am here to help you. If I don't know the answer, I will help you find it.

With the new website Bridget has a new email address: [manager@villagewalktx.com](mailto:manager@villagewalktx.com)

The gmail address of [villagewalk98@gmail.com](mailto:villagewalk98@gmail.com) will be forwarding to the new email for a few months.

OVERVIEW OF BOARD DOES: Terry stated our main responsibility is to follow through. Terry asks that any homeowner notify Bridget or Wes if they see an issue with another unit. If something is out of compliance, we are going to be more proactive at notifying and gaining compliance than in the past.

Vote to update by for electronic means of communication: Terry explained how bylaws are a bit outdated. Currently bylaws state things need to be mailed to homeowners. It is costly and timely. We would like to go forward with email being the main form of communication. Al and Vicki Gort stated they don't read emails all the time and do not want that as a way of notification. They asked that there be an option for mail delivery.

Motion made by Al Gort: Electronic notices will be main form of notice, unless owner asks in writing to be mailed all legal notices. (Notice of annual HOA meeting, actions requiring a vote of owners, assessments). Bridget also wants to make sure people update VW on changes of email addresses: 2nd by Tim Kelly. Unanimously approved.

SCHEDULE OF NEXT HOMEOWNER MEETING: Discussed keeping it the same or moving to the fall to have a better idea of summer outcomes, as well as have better idea for budgeting for the next year. Hand vote unanimously to keep the 1st weekend of May.

Next Meeting date: Saturday May 2, 2020.

ACC BOARD OPENINGS: Terry spoke of Buster Hoffmaster being the sole ACC since the neighborhood started. He is selling all his property in Port A. He is ready to give over ACC control to a 3 person committee. He would like to select the first 3 members. If anyone is interested, please let any board member know.

Extra Items:

Amani Wang spoke of the tax protests and how we should all make sure to file. TRMC sent out information to us in an email, or you can fill it out yourself. LeighAnn Jackson spoke of how she did it all herself. Due Date is May 15th.

Election results: Wes Strickland has been re-elected, and we welcome Debbie Wallace and LeighAnn Jackson to the board.

Motion to adjourn by Al Gort. 2nd Victor Rodriguez. Unanimous approval.

Meeting adjourned at 11:55am.

Respectfully submitted,

Bridget Friday

VillageWalk HOA Manager

Owners Present:

- #5 - Victor Rodriguez
- #7 - Timothy and Sherry Kelly
- #15 - Tim and LeighAnn Jackson
- #26 - Josh and Bridget Friday
- #30 - Terry Landry
- #35 - Allen Boddie
- #39 - Lisa Lott and John Wilkerson
- #40 - Amani and Victor Wang
- #42 - Kenneth and Sherrie Early
- #56 - Vicki and Alan Gort
- #57 - Timothy Guthrie and Mindy Weston
- #62 - Stacy and Kenji Sudoh
- #66 - Robert and Gina Calabro
- #71 - Rober and Gina Calabro
- #78 - Eloy Guerra
- #79 - Bob and Debbie Wallace
- #85 - Wesley and Sharon Strickland
- #86 - Vicki and Alan Gort
- #92 - Tim and Madeline Golian.

Total: 19

Owners Present by Proxy:

- #10- Micky and Gretchen Shipman
- #13- Matt and Kyndall Johnston
- #18- Allen and Kathleen Karsnia
- #22- Jeffrey and Stacey Miller
- #24- Jay and Tiffany Whiteside
- #28- O. Davis Nelson and Amy Garcia
- #29- John and Terri McKinney
- #32- Jennifer Lennarz
- #38- Walter Biel
- #46- Thomas and Neptune Blackburn
- #47- Thomas and Neptune Blackburn
- #53- Jacqueline and Michael Crouch
- #63- Donna Garrett and Peggy Scott
- #64- Martin and Debbie Bomba
- #65- Anthony and Jennifer Oda
- #68- Michael McCutchon
- #69- Buster Hoffmaster
- #70- Roger and Maura Conway

- #72- Buster Hoffmaster
- #74- Ben and Gayle Otahal
- #81- David and Laura Ochoa
- #82- Henning and Grace Nielsen
- #87- Billy Bell and Jackie Lee Ditman
- #88- Susan Stancliff
- #91- Joe and Michelle Bitner
- #94- Phillip and Vicki Gaarder
- #97- William and Debra Sirakos
- #98- John and Kim Hornsby

Total owners by Proxy: 28

47 owners represented : 48%