

Village Walk Condominiums

Board of Directors Meeting

June 3, 2019 7:30pm

Called to Order. 7:30pm

Verify quorum - Board Members Present: Terry Landry, Wes Strickland, LeighAnn Jackson. Bridget Friday with FPM.

Owners Present: Tim Jackson, Michael McCutcheon

Motion to approve April meeting minutes:

Motioned - Terry

Seconded – Wes Passed unanimously

Presidents report: Terry gave a short report about how great Village walk looks. And how happy he was with the way things were going.

Property Manager Report: Bridget gave her final rental chair report as well as financial report. She is still working on getting all the finances in order and will be sending out assessments in the next few days. This June assessment will have the 1st of the 2 special assessments for the street overlay project. We still have 5 outstanding assessments from Jan. They all have confirmed now getting the information and all will be paid shortly. With the new June assessments people will be able to pay via link in their email. The newsletter will also be going out this month. Please let her know of any questions at all anytime!

The May owners meeting went very well. Bylaw changes were voted on. Lots of good discussion was held.

Operations Report: it has been extremely busy with near 95% occupancy. Permits were working well however SS was caught cheating at Unit 55 & 68. There seems to be to many 1 night rentals occurring. We have had quite a bit of damage from renters: ie irrigation, Landscape, lighting, pool furniture, front gate and continually ignore pool rules.

OLD BUSINESS:

Unit 45 roof: roof has been completed as required. Pending sale in late June.

Wes spoke about the ACC committee and the new members. Buster had stepped down from doing it since the neighborhood was built. It now has been turned over to: Allen Boddie, Martin Bomba and Wes Strickland. Each person on the committee will serve a two year rotating term after the initial terms as listed: Wes's term is one year, Allen's will be in two years, and Martin's will be three. They are also looking at updating some of the construction documents.

NEW BUSINESS:

Discussion was had versus interest and late fees and assessments. It was decided that our assessment should be having a late fee each month. We will start imposing this July 15 with the assessment sent out next week. In the July meeting that we will decide if it will be interest or a monthly late fee.

Wes brought up some problems with the fire pits and having them unattended. Discussion was had about the current owners rules and regulations. As well as the renters rules and regulations. Wording will be changed on the renters information sheet as well as owners rules and regulations. This will be voted on in the July meeting.

Wes brought up doing some sort of inspection on each property with the resale certificate when they are being sold. The board thought that this was a wonderful idea to be able to get any properties that aren't fully up-to-date in compliance. It was decided that Wes would do the exit interview when requested by Friday Properties on each unit that a resale certificate will be given. This way the owners, both current and new, can see what issues the house has and figure out who will bring it up to compliance. Bridget will send the report with the resale certificate.

The board talked about new director positions, and which ones were vacant. LeighAnn Jackson will be doing the rental chair. Terry will talk to Debbie and Victor about the remaining positions.

There is discussion about mulch and rocks and yards. It was said that larger rocks are easier to keep from going in the street, but some people still really like their mulch. No action taken.

Bridget brought up possibly doing assessments in January and July instead of June in order to spread them out over six months. That was tabled until another meeting.

Wes Has been keeping daily tabs on our pool vendor. We have had many issues with not enough chlorine in the pool. They have had to come back multiple days. This issue has been going on for many months, if not a year. It was voted to look into getting a new pool vendor. Bridget will be getting bids from three different companies. The final approval will be given by email from the board once all the bids are received.

Debbie Wallace was not on the call so the discussion regarding the food shelf was tabled until next month.

Next Director meeting set for Monday July 1st at 7:30pm.

Respectfully submitted.

Bridget Friday

VillageWalk HOA Manager