



# August Board of Directors Minutes

## August 5<sup>th</sup>, 2019

Board meeting of Village Walk Board of Directors was called to order at 7:33 by President Terry Landry. All board of directors are present: Terry Landry, Debbie Wallace, Wes Strickland, Victor Rodriguez and LeighAnn Jackson. Owners present: Tim Jackson, and new opener of Unit 45, Eleanor Williams. Bridget Friday from Friday Properties was also present.

The July minutes were looked over. LeighAnn made a motion to approve. Victor seconded. All approved.

### **Reports:**

Terry Landry did the president report and started talking about the high season and how our summer rentals were almost coming to an end. Everything looks great at the property.

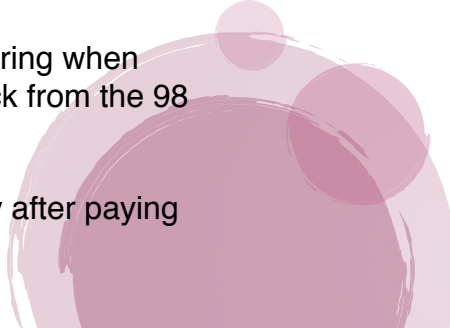
Bridget Friday did the property manager report. She spoke on the financials and that we have only three homeowners left to pay the semi-annual assessment. There are also a few other weed control bills that are left over from TRMC that she is working on getting paid from owners.


Bridget has been down in Port Aransas over the past couple weeks, she has gone over and spoken in person to Port A Escapes. She wanted to get their feedback on any improvements, parking passes, renter feedback. She said it was all very positive this summer. She also hoped to go to Silver Sands tomorrow to get their input as well.

She also spoke about the monthly bills. She is still working with Spectrum to get the credit as well as the final addendum to start. Spectrum told her it would be 60 days from the time we mailed in the addendum. She actually had emailed spectrum last week just to find out where they were in the 60 day process. Bridget has not heard back yet. She will follow up again.

We still have not been told that we will be getting credits back from the spring when spectrum did not work at the association. We will be getting the credit back from the 98 to the 94 units.

Bridget also asked the board their opinion about holding the billing money after paying





for owner weed control and palm tree trimming and every six months. It is a lot of money to hold over until the billing of the semi-annual assessment. But it is much easier to only have to bill homeowners twice a year instead of monthly. It was agreed to keep billing homeowners semi annually.

Bridget also talked about doing a owner survey to see where they stand with all activities/etc in Village Walk. She asked if the board had any questions they would like to add.

The on-site report was done by Wes. He's talked about how busy it's been this summer but how it is slowing down during the week now. The weekends still remain busy. Wes also spoke about the pool exchangers still being down. He hopes to get those replaced next week. We are waiting on Crystal Clear Pools to get them in. The gate remains closed on the left side. He is having Jeremy out tomorrow to see if it can be repaired. This summer we have had some pretty distractive things happening with trees, golf carts, pool tables and chairs, pool equipment, being damaged.

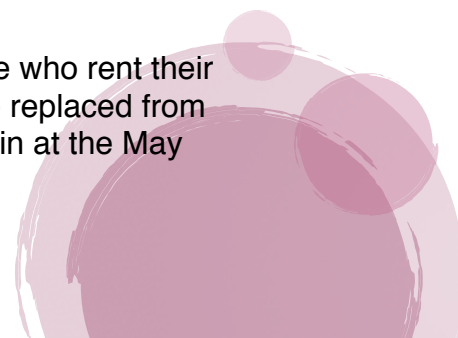
Wes stated that after he runs out of the current lighting, we will be changing to the lighting that mounts on the palm trees instead of in the ground. He hopes this will help keep the lights from being damaged.


He stated that the furniture in the pool area seems to be starting to degrade a small amount. He hopes to try to experiment with one of them to send them down a little and trying to extend the life of them. Wes said he also donated for signs to the HOA to remind people to wash the sand off of them before entering the pools. He says it seems to have made a big difference.

### **Old business:**

Debbie spoke of their property destruction this year and that the quality of the renter has seemingly gone down. They talked about changing the minimum stay from 2 to 3 nights. Terry was going to check on this to see if it needs owner approval, or just board approval. Debbie asked if we could add this to our homeowner survey.

The board started talking again about implementing a resort fee to people who rent their home. This fee could help combat and mitigate anything that needs to be replaced from renter damage. They talked about that this fee could be talked about again at the May meeting and might need to be voted on by the owners.





They also talked about more signs and how that would not be effective.

Our discussion went on about different ideas and what we could do to decrease destruction.

Wes is concerned because all of the renters have told him that they have never seen our rules and regulations sheet. Wes is concerned that the property management company has not been handing them out as they should. They don't know where to park, they don't know the rules and regulations. Bridget mentioned that she did see Port A Escapes has that exact form right inside of their electronic agreement.

Wes stated we need to come up with something so that even though the renters sign and agree to these rules, it needs to be placed right in front of them when moving in.

Eleanor Williams spoke on how Life in Paradise charges a fee upfront for damages. And also how the damages can be coming from all socioeconomic backgrounds.

LeighAnn asked the question if it might be possible for everyone to use the same rental management company. Discussion ensued about this. Eleanor gave a reason of how she has friends that have that sort of arrangement and how it does not work well for them. Bridget also stated that this would not be a good thing to have happen, because you want to have competition between management companies to do a good job. It is important to continue with democracy and have homeowners be able to choose who they want.

Terry also spoke on how that would create additional problems, and just not a workable solution.


The board asked if Bridget would add this item to the survey.


Terry stated it should be our goal this winter to get some policies in place for next year regarding renter damages.

Terry was unable to speak with the police chief about security cameras. They decided we could that to the survey as well. Terry also stated that should be an owners vote item.

**New business:**

Wes spoke about the topic of running out of people who are not in Village Walk and





using our pools. He said just this weekend he found three people who hadn't been staying there. He says he usually can spot people without parking tags.

We need to fill our treasurer position on the board.

We would like to nominate Debbie as our treasurer in Village Walk. Terry asked if there was anyone else who would like to do this. No one spoke.

Voted on and approved.

Recycling:

One of the homeowners had brought up the ability of recycling. Wes stated it isn't very doable in a community like ours where so few homeowners. We have many issues getting the renters to just take out the trash correctly. Unfortunately, the board doesn't see how this would be a doable thing. It wouldn't be a good situation and if we had any trash in the recycling, we would have to get the recycling dumped as trash. It would need to be monitored daily.

Next meeting set for Wednesday Sept 11th, 2019 at 7:30pm.

Meeting Adjourned.

Respectfully submitted,

Bridget Friday  
Friday Properties Management

