

Village Walk Condominiums

Board of Directors Meeting

July 1, 2019 7:30pm

Called to Order. 7:35pm

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

Owners Present: Tim Jackson, Michael McCutchon

Motion to approve June meeting minutes:

Motioned - Victor made a motion

Seconded – Terry seconded. All approved.

Presidents Report: Terry is calling from VillageWalk, it is looking great and with the fire that happened last night, was barely noticeable to a homeowner. Terry and Bridget abridged the agendas, and he is hoping to get all meetings a bit quicker and stick to the agenda, people can add things they would like to talk about at the end of each meeting, if not already on the agenda.

Property Manager Report: Bridget sent out the accounts receivable , about 55 owners have paid their June assessments. The online payments seems to be working great, about 10 owner have paid by check. Terry and Bridget worked on the budget, we are very tight with projects. We have found a few ways to cut some costs of electricity, and century link. Spoke with Spectrum, they will be allowing us to only be charged the 94 units instead of the 98 (should not be charging the 4 lots) they have been charging us. This addendum will also give us the 3 free standard boxes. Bridget has asked again to confirm this will be going back to the beginning of the contract, as well as a credit for time lost in Dec/Jan/Feb with Katherine was working very hard on fixing things. Spectrum told Bridget it would be 60 days until things were put in place. She will check back with them in a month to see where they are at.

Wes and Bridget working a lot together to help with the high traffic summer months.

OPERATIONS REPORT: Wes reports VillageWalk continues to be at near capacity this month. Last night there was a fire behind Unit 55 on the fence line, Wes is working with the homeowner, but it appears it was started by fireworks from some guests who may have stayed longer than homeowner thought. Wes will talk to the city again to get the vacant lot owners to maintain the high weeds on the fence line. Wes talks about the damage to the front gates, pool furniture, etc. the crowd seems to be getting rowdier. Wes attended the city short term rental

meeting. They were very complimentary about VW, and used us as an example. Wes will be sending Bridget the city short term application for her to send out to homeowners that may need it. We switched pool vendors to OniSite. Both pools are chemically balanced and safe. We have a heat exchanger out at pool 2. One of them wont kick in. We just had the same one worked on a bit ago. Crystal Clear Pools will be out to look at it.

OLD BUSINESS: We spoke of last meeting of having late fees vs calculations. Discussed ensured. Motion made to do \$75 per month late fee by Victor. Wes seconded. Approved.

Renters Handout- and proposed owners changes to the Rules and Regs. Discussed last month.

Renters Handout: Covers all of our needs and deals with issues. Discussion ensued. That if property management companies ask about over flow parking, to tell them they have x number of spaces. Wes stated the rules, and checked with Buster, that the overflow parking is only for owners and their guests. Terry and LeighAnn noted there is no way to delineate from owners/renters. The parking problem would be worse if we took away overflow parking from renters, or made it only day parking. Wes stated we really are trying to get renters to Park in their driveways.

Bridget stated changes made over the past few years from Bob and Wes, have improved parking 100%. The Parking is the best that it can be. We can not It will always be busy in the summer. Terry agreed and stated that the spirit of the rules is to control parking, the language in the rules, needs to be interpreted. Wes's wording for the handouts is very good. Victor made a motion to approved. Victor said Bridget should tell management companies that every unit has their designated parking space and please work with that. Guests of owners and renters will always have a yellow tag. The program is working well, and we just continue with it.

Bridget and LeighAnn will get together in the next few days to get her going as rental chair. She will send out information regarding the parking passes. Wes would also like to look at the information and interject some of his thoughts.

Discussed ensured about getting out the information of rules and regulations. Bridget will send out to the homeowners to ask to put into the rental books. We also will have all management companies put this agreement with guests.

Owners Rules and Regulations: Discussion last month. Just need to vote on.

Motion made: Terry, seconded by Debbie. All in favor. Motion approved.

NEW BUSINESS:

Unusual weather event with the palm tree seeds. Wes will not have the fall tree trimming, we will move it to July next 2020, so that we can have palm tree trimming and seed pods. Wes will have seed pods trimmed in next few weeks . Terry moves to approve the seed pods. Debbie seconded. All in favor.

Village walk has a minimum 2 night stay. It has come to the attention of the board that some of the management companies are not adhering to the 2 night minimum policy, Terry is asking LeighAnn or Bridget to remind management companies to keep that in mind when renting units.

VillageWalk now has work hours for contractors. This information was included in the updated rules and regulations and will be sent out to owners and management companies.

Discussion was spoke of resale certificates, and exit inspections. Texas condo law requires a seller to obtain and statement of the HOA, to wether there are any defaults that is being sold in regards to the community HOA. Going forward we now have a system in place where the title company requests a certification. Wes and Bridget figure out if there are any issues. This puts the buyer and seller on notice to know of any issues that have to be fixed. The buyer and seller can decide who fixes the issues. As the HOA, we don't care who fixes it, we only want it done.

Next Director meeting set for Monday August 5th at 7:30pm.

Respectfully submitted.

Bridget Friday

VillageWalk HOA Manager