



# January 2020 Board of Directors Minutes

## January 7, 2020

Board meeting of Village Walk Board of Directors was called to order at 7:34 by President Terry Landry. Board of directors that are present: Terry Landry, Wes Strickland, and LeighAnn Jackson. Absent was Debbie Wallace and Victor Rodriguez. Owners present:, Tim Golian #92. Bridget Friday from Friday Properties was also present.

The November minutes were looked over. We will table October minute review this evening since directors hadn't had time to look them over. Voting on approval will be done by email by all directors.

### **Reports:**

Terry Landry did the president report and had just returned from Port A. He was there between Christmas and New Years. Everything looks great at the property. He said it is a nice quiet time of the year and nothing else to report.

Bridget Friday did the property manager report. Bridget spoke of the 2020 budget and assessments went out on Jan 1st. At least 30 payments have been made so far. All payments due by Jan 31, 2020. Weed control invoices were sent out in additional She spoke to the HOA accountant and hopes to send our 2019 Tax information in the next few weeks to them. Last year our taxes weren't signed until July, so we hope to do


December Profit and loss looks a little off, since all the weed control for 6 months was billed in Dec, and when the owners are paying off their invoices, it looks like income.


Electric bill up a bit in the winter months, due to heating the pools. 2019 was finished in the black. We did not have to pull any money from our reserve fund.

The on-site report was done by Wes. Wes stated they are doing some winter maintenance. Things are running smoothly and everything is in excellent shape. No issues to report other than the heat exchanger was replaced. (it was under warranty, and no bill to us).

### **Old business:**

Progress of Unit 17 repairs. Neither of the owners were able to make the meeting, but discussion was had. Unit 17 had a list of items to fix from exit inspection list. Almost all





items on the list have been completed, with the exception of some exterior lights, and painting (which they want to do when painting the exterior) which they state would be done very shortly, but they asked for a variance on the existing fence. Owners stated the fence had always been like that, so for that reason, it should be grandfathered in. The board had asked Bridget to speak to the developer regarding any fence variances when the home was built. Buster Hoffmaster stated he had told the previous owners as well as the builders that the fence was not in compliance with regulations. Buster said he never gave any variance. LeighAnn also noted it is the only house without the fence. When people rent there and have dogs, they are running around that side of the neighborhood. She said since there isn't a fence between the houses, that those animals also get into the neighbors yard. Wes stated since they agreed to take on the repair list at closing, that they should have 30 days to repair. If they don't comply, we should start the fine process. The original date was 45 days to finish all repairs. Terry stated they have been working hard on the house when they are there, but they haven't been down much lately, with respect to the fence, we need to just make it clear — we just want the fence completed. Our obligation is to make sure all of the rules are being adhered to, and that is the only house in the entire neighborhood without complete fencing. Before we send a certified letter, the board asked Bridget to reach out to the owners and to let them know we would really like the fence completed sooner than later. Wes will give Bridget the name of some local business fence contacts. Bridget will also let them know about the painting processes when they are ready to paint the exterior.

**New business:**

Owner Meeting on Sat April 4th. Terry let the board know he does NOT plan to run for re-election this year. (unless no one steps up). He said the HOA is in a great place, he intends to stay involved, but not in the day to day business. We will be looking to elect 2 board of directors.

Other agenda items would be possible capital improvement projects for future and security cameras.

Bridget will send out an email to the HOA to let them know about the meeting, the elections and a call for agenda items.

Next meeting set for Tuesday, March 2, 2020 at 7:30pm.  
Meeting Adjourned.

Respectfully submitted,

Bridget Friday — Friday Properties Management

