

## October 2019 BOD minutes for VillageWalk HOA

Attended: Terry Landry, Victor Rodriegiz, Debbie Wallace, Wes Strickland, LeighAnn Jackson, Allen Boddie (#34), Stacey Sudoh (#62), Tim Golian (#92), Laurel Siena (#25), Joe and Nancy Sadowski (#48), Bridget Friday from Friday Properties.

Opened at 7:31pm. Terry called the meeting to order. Minutes reviewed LeighAnn Jackson, Seconded by Wes Strickland.

Presidents report: Terry said a quick speech on how everything looks and how well everything is working. Thanks to all working on the neighborhood. Owners are working on units, some on their own, some from yard compliance notifications.

Property Manager Report: Finances are good for the rest of the year. Budget is on board will be talked about the in the new business. Yard notices were sent to all owners who needed them. All have been worked on, we have hired Island Rocks to finish one yard. We have no accounts receivable to date. Everyone is paid up. Bridget has hired Island Rocks to put together a landscaping standard for the top 20 plants seen in VillageWalk.

ONSITE: Wes spoke about the property being in good shape. The condenser at pool 2 is out. That will be fixed this week. We are due for a sand change in both pools. Rentals have slowed down considerably. Dumpsters are being overwhelmed with household items. We will be starting home inspections in November.

Old Business: Owners survey was gone through. It will be sent out to the homeowners to see the results. We got 78 responses out of 98 possible. We went over each question and discussion ensued. This survey was only for ideas and to see owners thoughts.

Ideas were brought forth by some owners for ideas to hand out to rental houses. Like a best practice type of document. This was also discussed that isn't really an HOA thing, and owners could look into it to do, or work with their management companies. This can also be put on the agenda for another month.

Security cameras was a topic that will be brought forth at the next Homeowners meeting in April. There were many pros and cons to having the cameras and for not having them. This idea will need to be brought forth.

NEIGHBORS CONSTRUCTION RULE: To amend the owners rules and regulations.

Proposed - Prior to coming any construction, maintenance, repair or other work, which would interfere in an adjascent unit, the owner of such unit will: 1. Notify condo HOA and all affected owners  
2. Endeavor to coordinate work with such owners to minimize interference, unless such inference is necessary.

Directors passed the rule change.

Ideas of moving the HOA meeting to the fall vs spring. Reasons went out for both ideas, directors decided to keep meeting in the spring. Meeting moved to April 4, 2020. If we are going to move the meeting to the fall, we will need to discuss at the owner meeting and vote on it there.

Oleanders maintained on 11th Street sidewalk... we had an owner request to replace some of the oleanders on their property. The board has no obligation to replace. It was decided many years ago the HOA maintains those oleanders to keep a uniform look. The board agreed that each owner will need to replace any oleanders, since they are on private property.

Bridget brought up the way the HOA pre-pays for owners' services and that the collection risk is on the association. There was talk about billing each month, or turning the collection over to the vendors. (On-site and Island Rocks). The board decided they want to continue the way it is, with the HOA paying each month, and the owners pay the HOA with their assessments twice yearly.

Budget 2020:

Bridget went over the budget for 2020. There are only a few things that would be changed. In 2019, we did collect an extra \$400 to replace some of our reserves.

2020: we were able to cut back on phone prices, and got a better rates on electricity. We did up our liability insurance, and added flood insurance for this year.

Possible Capital projects in 2020:

1. Street overlay (spring) - will be done....
2. Raise/fix sidewalk in phase 2
3. Enclose the front pedestrian entrance - gates \$8,000
4. Enclose the north side of the property \$16,500

We will see if there is any money left over from the street overlay project, and if there is anything left over, we can see if we could do something on this list to do. We will also talk more about these projects at the April HOA meeting and get owner's thoughts.

Discussion went on to increasing our capital reserves each year.

Motion made to approve a 10% increase of HOA budget assessments in 2020 to increase our reserves.

Wes made a motion to approve the 2020 budget, Victor seconded. All approved.

Vendor Bidding for 2020 year.

Bridget summarized that she sent out information to 4 vendors requesting bids on the following areas:

Pool porter  
Grounds Maintenance  
Parking and code enforcement  
Landscaping

We had 3 bids for landscaping, 2 bids for ground Maintenance returned.

Wes spoke for Onsite and then Terry excused Wes from the meeting, since he is a board member and a principle member of On-Site.

On-site proposed a 4 year agreement for a price hold. Wes said On-sites reputation speaks for itself.

At this point Wes left the call and Bridget continued with the information regarding the other bids. Benchmark was a previous company for VillageWalk, who had been fired before OnSite took over. They continue to provide plants for VW, and wanted the chance to bid again.

Bids were discussed: (full pdf of bids are available)

Landscaping monthly bids were as follows:

Benchmark: \$2,070.28  
Onsite: \$1,363.95  
Island Rocks: \$974.25

Grounds Maintenance monthly bids were as follows:

Onsite \$2,273.25  
Island Rocks \$1732.00

Only one bid for parking/security was received:

Onsite \$795.63

One bid for pool porter service was received:

Onsite \$1,932.26

Long discussion was held between owners and board members. Many owners expressing their opinions to keep Onsite even though they are more expensive. Onsite is known to the HOA, and they have a vested interest in keeping the neighborhood beautiful. Board members spoke about their concern to keep assessments as low as we can for owners. Debbie Wallace stated she would only vote for Wes and Denise and thinks we would be making a huge mistake by contracting with anyone else. She thinks our property values would go down if the neighborhood would go down. Leighann asked if Wes should be on the board of directors if OnSite is continuing to taking on more roles. Terry stated that Wes is not selecting himself, he doesn't own the OnSite, and there is a definite distinction that he is not approving projects that OnSite would do. All other 4 board members are holding Wes accountable. Terry also mentioned that VW would need to pay someone to oversee anyone else besides Onsite if selected. Debbie Wallace voiced she would not stand for any other companies to come in, they expressed concern that cheaper doesn't mean better. Terry Landry expressed that the board is not unhappy with OnSite or their work, but because of the conflict of interest, they wanted full disclosure and to get bids from other entities.

Bridget asked if it is possible for us to ask Wes to decrease his price to have a better shot at the contract to get closer to Island Rocks. Victor wants to consider all the work, different plants with less work. As we improve some services/chemicals, we may be decreasing some other costs. We also want to keep costs low. Terry said the financial difference is \$132 per unit per year to keep Onsite for full services. The known vs the unknown, not only financial. Terry and Debbie states that Wes is the best that VillageWalk has ever had.

Terry spoke of all of the owners who called in last month to support Onsite with the services.

Debbie Wallace moves to approve and retain OnSite Services, and Terry Landry seconded the motion. All directors in favor. Onsite contracts approved for 4 years starting on March 1, 2020.

Terry would like to revisit this contract next year and see how the workload is going. OnSite was higher and Terry said the HOA is at the point where we can't go any higher, and keep increasing the contract pricing.

The next meeting date was set for Tuesday Jan 7<sup>th</sup> at 7:30pm.

Respectfully submitted,

Bridget Friday  
VW HOA Manager