

April 2020 Village Walk Board of Directors Meeting Minutes

Board meeting of Village Walk Board of Directors was called to order at 7:40 by Director Wes Strickland. All board of directors are present at sometime during the meeting: Terry Landry (came at 7:42pm), Wes Strickland, Debbie Wallace, Victor Rodriguez and LeighAnn Jackson (came at 7:41pm). Owners present: Eleanor Williams #45, Stacy Sudoh #62. Bridget Friday from Friday Properties was also present.

The minutes were not spoke about. They will be done next meeting.

Reports:

Bridget Friday did the property manager report. The accounts Receivable are all up to date. There is about \$4,000 in prepayments for the next assessments. Our costs for the past month were down as Wes was able to get the trash picked up 1x week instead of 2x/week.

The on-site report was done by Wes. The street project was started today. Most of the hand work was done today. That should be finished in the morning. The machine will be running after that. The entire project should be finished by Thursday. The pools have been re-opened with rules according to the city orders. Signs and sanitizer on hand and commercial sanitizer on order. Many owners were here over the weekend. The property is in good shape.

Old business:

1. How to proceed with the yearly HOA meeting. Bridget had an idea of a zoom meeting, or wait to meet in the fall. Victor also echoed the fall would be good. Wes would like an in person meeting vs online. Dates were discussed and scheduled for Saturday Oct 17th at 10am at the Plantation Suites. It was also discussed having some kind of owners social after the meeting. More details to follow.

The latest COVID updates given by the state of Texas were updated. Village Walk has been compliant with all orders. People will be responsible if they want pool chairs wiped down. Village Walk will not be patrolling or in charge of people at the pool. Guidelines are not enforceable.

Victor was wondering the price of the street project. Wes stated it was somewhere around \$84,000. The amount collected was \$98,000. Any extra will be kept in the

reserves. It will not be used for budgeting. It can only be used for capital improvements. Owners can vote to do other capital improvements if they decide to.

New business:

Property Management companies and their criteria to rent. Bridget stated one of the owners asked about criteria of renters. What things do the management companies look for in renters. How do they rent their homes? LeighAnn mentioned when she tries to contact the companies, they don't return their calls. Victor mentioned it is important for owner's to keep in close contact with their companies who rent their homes. Bridget asked Silver Sands and Port A Escapes their policies. They echoed their same age restrictions of age 25, showing proof of age at check in. LeighAnn said she found out that some VRBO/AirBNB has online only interactions.

Wes stated this spring break was the worst he has seen. Victor stated we need to contact the owners of problem properties. Wes agreed that we need to hold owners accountable if the management companies are not being responsive. Victor asked that LeighAnn to look into what the law's allow to make owner's responsible and liable for damages. More discussion was done to have options of recourse for renter damages to the common areas. Terry mentioned maybe we should engage a lawyer to give opinion on what authority to enforce violations on owners for common area damages. Victor agreed. Bridget said before we hire a lawyer, we should appoint someone to learn the rules and laws of the Texas Condominium Act and see if that is really the way they want to go.

Presidents Report: Terry hasn't been to Port A since Feb. He is coming down in two days. Things in the world are very different than the last time he was there. He is looking forward to being there.

Next meeting set for Wednesday May 20, 2020at 7:00pm. Meeting Adjourned.

Respectfully submitted,

Bridget Friday
Friday Properties Management