

## Meeting Minutes Agenda items

Board meeting of Village Walk Board of Directors was called to order at 7:01 by President Terry Landry. All board of directors are present during the meeting: Terry Landry, Wes Strickland, Debbie Wallace, Victor Rodriguez and LeighAnn Jackson. Owners present: Gabe and Alyssa Calderon #37, and Bridget Friday from Friday Properties was also present.

June Minutes were reviewed. Terry moves to accept and approve the minutes. Victor had a question on two motions that will be voted on during the July meeting. One was a motion to vote and one was a procedural issue. The wording will be adjusted to reflect it will be a procedural change. Victor Seconded motion to approve with those changes. Motion was denied. Wes Strickland would like the wording of a management company put specifically into the minutes as stated. Bridget will listen to audio version and update. She will send out meeting minutes after amending.

To add a new row or column anywhere in a table, click in an adjacent row or column to the one you need and then, on the Table Tools Layout tab of the ribbon, click an Insert option.

- I. Presidents Report: The weekends are at capacity. Even though it is a crazy busy summer, the grounds are looking well. He thanked the people who are in charge of that. VillageWalk is doing as well as to be expected keeping things together.
- II. Property Manager Report: Bridget gave the financial report. She pointed out we are on target with the budget. Utility usage is 90-103%, trash will be up for the next two months, ground maintenance is currently under budget. 21 units assessments are still out and late fees of \$75 will be assessed on Thursday. Terry expressed his satisfaction in the budget vs actuals are very close in numbers.
- III. Operations Report: The community is BUSY. We are 100% capacity on the weekends. We are still having issues with breaks, and trash. We have replaced the extra 4 yard dumpsters with 8 yard dumpsters. We have had a few issues with owners overloading the dumpsters, the heat exchanges at pool 2 are all working (it was a programming issue). There are 2 exchangers out at pool 1. The manufacturer is sending out a representative to look at both of those. All grounds are in great shape, everything is in working order except one sign that was damaged. Bridget asked how the

new roads are holding up with the new overlay project. Wes said they are curing and bleach out as supposed to. Victor asked if police cars were issuing tickets a few weeks ago, Wes confirmed no officers were out, but she could have seen what would be the courtesy warning that Onsite puts on vehicles.

#### IV. Old BUSINESS

1. Discussion of what to do in the future and how to respond to rental issues.  
We need to come up with a plan, and either move forward or not with them.
- (ii) Possibly Imposing to the owners/renters a fee payable to COA, it would be based on per night or per stay, and charge to individuals who rent at VW through the management companies. Terry's stated his opinion is that this item would need to be voted on by all owners at the October Owner Meeting. Debbie stated she thinks this is an issue and agrees with Victor that the BOD could make this rule without an owner vote based on the declarations that Victor brought up. Terry explained again, could only be done by amending the condominium declaration which you need an owner vote to do. Terry states he is NOT a condo lawyer, and he could be wrong, but that is how he reads the declaration. The BOD can make rules and regulations, but this would be viewed as an assessment which clearly requires the owner's approval. Victor stated if it is a fee, not an assessment, that the management company would collect and then pay the COA. Wes stated it would be a booking disaster and there is no way to check on amounts. Wes said it would be best to send a vote to the owners to approve a fee to those who rent. LeighAnn stated she thinks the only way to get something like this passed, is to pass the fee along to renters and not owners. Terry thinks talking to an attorney is the best way to explore alternatives and figure out a good path to go. Terry will speak to a condominium attorney before the next board meeting. Bridget said as a property manager, she agreed with Wes, it would be a booking keeping nightmare to try to collect money from each stay from each management company. It would also be difficult to monitor if the correct fees were being turned in. Bridget, then speaking as an owner who rents, spoke about how owners know that rentals are harder on the neighborhood. Each month Wes will be keeping track of what he fixes, and Bridget will be emailing owners to keep them updated on the multiple items that need repairing due to increased usage.

We can't say that it is an owner or a renter doing those damages. Bridget spoke on trying a different approach, implementing a nominal owner fee to those who rent out their homes once a year. For example, if we charge \$200 to each home that is used as a rental, that would be over \$14,000/year that we would be able to put into our budget to repair items from excess usage. Bridget and Wes have spoken, and the \$14,000 would usually cover all of the repairs on a given year. As a owner, that is an extra expense, that can be used on taxes, and in turn, this could decrease our assessments each year as our maintenance budget would be covered by this fee. VillageWalk would continue to look amazing, people would want to return year after year, and owners would get their \$200 fee back in return or extra rentals. Owners who do not rent, their assessments could be lower, and they enjoy all of VW, knowing that things are being fixed up with the fees coming from rentals. Terry gave an overview of this idea, and said he thought it would work very well. LeighAnn said she thought it sounded like a great idea. She wondered if it would only go to damages or to any other costs? Terry stated it would go to a top line assessment and could go to any budget items. Victor questioned if it would only be short term rentals. Terry said it would be for anyone who rents. Victor stated, he liked the first idea where there is a renter fee that goes only to the renters through the management companies. Victor asked to still hire a condominium lawyer to look into different ways to be able to do a rental assessment. Wes stated he would like to go with a renter fee, and also would like some answers to some other questions from an attorney. Questions to the attorney will be on a specific list. Terry is wondering if the board wants them to invest the time and procedure: #1. Can we impose a fine or fee to those who rent at VW? They all were in agreement. A list of all questions will be put together after the meeting by Terry and approved by the board. Terry would like to put on the next agenda to discuss what he finds out. He also asked for owners input on the rental fee. Gabriel Calderon spoke and was ok with a reasonable fee put on owners who rent each year. Terry said either they decide to put on the agenda for the next owners meeting to vote on, or they go through the process of exploring the potential of a variable, per night, per fee stay assessed through the renters. Each Board member was asked. LeighAnn stated she originally wanted to do the second option, but now she thinks the first option would be easier. Wes stated the second option. Victor does still want to

...speak to a lawyer and find out our options. Debbie would like to try the first option, not speak to a lawyer, and it is easier to follow through.

- (iii) The next topic was changing the minimum night rental from 2 to 3 nights. This would be an amendment to the rules and regulations. Victor said to extend 3 nights from April 1 – Sept 30th and the rest of the year should be 2 nights. Debbie 100% approves and agrees to increase to 3 nights. She is worried that units are turning over too fast. Gabriel Calderon said he agreed there is definitely two different seasons in rentals. Terry said the rule could be only in high season. The majority of renters in off season are mostly long-term rentals. Terry said to make a motion to vote in August, that we increase the minimum stay in high season to 3-night rental. LeighAnn said the busy season usually starts in March and stays to October. She was also worried if we make it 3 nights, would more people come and stay in the house to be able to pay for it? Terry stated 3 nights would at least keep trash down a bit, less traffic with moving in and moving out. As a benefit, the owners would benefit by getting 3 nights of rental instead of 2 with each rental in high season. Wes stated many houses are getting turned over in a few hours. He also stated it wasn't our problem as a COA, but it is concerning. Terry said the positive might be better class of renters, but we may also get crummy ones, and then the community is stuck with them for 3 nights. Victor is worried about occupancy. Wes stated he would like another question for the attorney to be is – how can the COA evict renters? Bridget stated she disagreed on the March-October for 3 nights. She said it should be Memorial Day – Labor Day for high season on 3 nights. (could also include spring break). She said this year is an anomaly in May, but usually April and May are fairly slow for rentals. Bridget is going to check to see if they are able to change dates for 2- or 3-nights rentals though out the year? Debbie thinks by going to a 3-night minimum will improve the quality of our guests. Terry restated the motion to the board. Would it be 2-3-night year round? Or a Window? They all said a window. March 1 – Sept 31<sup>st</sup> was good for Wes, Debbie and Victor. LeighAnn said Memorial Day – Labor Day is ok with her. She said we could wait to see what Bridget finds out from the management companies. Terry stated: March and then Memorial Day- Labor Day. Put it on the agenda and give the owners the ability to discuss and then vote accordingly for the minimum stay.

Terry went back to OLD BUSINESS: There is a rule to be voted on from last month. Amendment to the rules and regulations; 1. each owner who rents must post a laminated copy of the renter rules and regulations on their refrigerator. Victor approved, but is wondering about the rules about fires being unattended. Wes said there is already wording about fires being attended at all times. Terry asked for any discussion. Victor stated it should be all owners to put it on every fridge. Terry said there is a clear path if owners don't follow the rules, but the path is not as clear for renters. An owner, who doesn't rent, has the OPTION to put on their own fridge, if so desired. Terry asked for any objections to the rule. NO objections were had. Motion carried and new rule is approved unanimously.

- (iv) Currently there is a towing warning system in place that currently has an 8-hour limit. Wes would like the limit changed to 2- hours. Wes can tow for cars parked illegally on the road as needed without waiting, but for other instances it is nice to not have to wait 8 hours. LeighAnn and Debbie wondered where the 8 hours came from. Wes said Bridget had wanted the 8 hours to wait to call a tow truck. She said for yes, for parking in an illegal driveway, not for emergencies, that has always been immediately be able to be towed. Bridget said the 8-hour limits came from a few years ago, when people were parked in the pool areas or didn't have parking passes – non-emergent things were to give them time to move. Terry made a motion to move to tow notification from 8 hours to 2 hours for non-emergent needs, (this includes parking in incorrect driveways). Emergent needs, as always, can be towed immediately. Wes also stated that homeowners can NOT call the tow company on their own to tow from a driveway. It has to come from the onsite property manager, not the homeowner (unless they have a towing sign in their driveway). Terry made a motion to change the procedure from 8 hours to 2 hours for towing notifications, the board agreed.
- (v) Next month – Terry will speak to the lawyer and will get a list of questions together. He will send an email to the board to finalize.
- (vi) Debbie would like to discuss new pool hours next month. Debbie would like to see 9am-9pm be the hours. She says she does live next to the pool, but also the overview of the hours of quiet time in the neighborhood. Bridget also will reach

out to Roger and Stacey to see if they can join us next month about when we can call the police, and Roger was Bridget also said to put the security information we are find out out about covering the pools. Wes would like victor to send him the barricade information so it can also be discussed next month.

- (b) Next Meeting date: Monday August 17 at 7pm
- (c) Motion by Wes Strickland to adjourn meeting, seconded by LeighAnn. All in favor. Meeting adjourned

Action Items	Owner(s)	Deadline	Status
Place call to Lawyer with list of questions	Terry L	August BOD	Will do
Find out when to call police	Stacey Sudoh	August BOD	In Progress
What are other neighborhoods doing with damages	Roger Lewis	August BOD	In Progress
Check on changing 2 and 3 night mim throughout the year (check with prop mgmt. companies)	Bridget	August BOD	Completed
Victor to send Wes barricade information	Victor	in next week	Will do

VillageWalk July 2020

Board of Directors Meeting Minutes

