

October 2020 Board meeting;

Meeting opened at 7:02pm.

Verify quorum - Board Members Present: Terry Landry, LeighAnn Jackson, Debbie Wallace, Nancy Sadowski and John McKinney. Bridget Friday with FPM

Tabled September minutes to approve until November.

Presidents: this is Terry Landry's last presidents report, He said that he didn't have much to add since last Saturday's meeting. He thought the owner meeting went extremely well. He thanked all those who were in attendance both in person and on zoom. He is very excited for the new board and he looks forward to what will be accomplished this year.

Property Manager Update: Financials were gone over, the same ones from the homeowner. September financials were also included. Budget-wise we are on track for the year. Bridget hopes that the termination fee will be able to be made up by Dec 31,2020.

John mentioned the termination fee was the biggest expense of the month. Terry stated it it nice to have a good size capital fund account. Bridget said we had some excess from the street overlay project, approx \$6-7k. She said this money needs to be utilized in capital improvements. She would like to start to improvement the landscaping and adding some extra plants and increase rock covering around Jan-Feb. She said she will ask for approval for that in the next few months.

Pentair has not been out to fix the pools yet. They said the parts are delayed in transit. Bridget has asked Crystal Clear for the Pentair number. She would like to call them herself to be the "squeaky wheel". We have been waiting for Pentair to come out since May. We have 5 of 6 heat exchangers out and we have been told they are under warranty one last time. Crystal Clear has done a good job keeping us informed and what the plan is. Crystal Clear will continue to let Bridget know as soon as we expect the rep to be onsite.

Bridget still is monitoring the trash pickup each week. She talks to the property management companies to see occupancy rates and has Island Rocks monitor the dumpsters each Friday morning. Republic Waste is able to do an extra Saturday pickup if notified by Friday at 3pm.

OLD BUSINESS:

Bridget asked if we wanted to try zoom meetings monthly for a few months to be able to see each other. LeighAnn said she liked the idea of it. Bridget said she would need to purchase a subscription for VillageWalk, it would be \$200. Terry stated it would be money well spent. Bridget could send out a link each month. Nancy wondered if it was necessary to “see” each other. Terry said we could also do presentations/visual items as well, and a person can also call in and not use the camera. Terry said to trial it next month and see, he also will send the link through his office account next month. Debbie thought it would be easier for owners to just call-in as we have done in the past. Nancy mentioned there might be many little screens if lots of people joined. Laurel Siena mentioned the attendees have access to a chat during the meeting, to be able to ask questions during the meeting.

Bridget also mentioned this month she will change the owners website password.

ACC update: Adam English (#20) and Victor Rodriguez (#5) both have come forward and expressed interest to be appointed to the ACC committee. Terry spoke of what the ACC is responsible for. They are responsible for the approval of anything on the outside of the homes. The developer turned this over to committee of 3 owners in the past 2 years. John McKinney wondered if the ACC could authorize any variances? Or is there scope limited to making sure the adherence of the rules? Terry stated it depends on what is being asked. The construction rules, certain things are set and can not be varied. Other items have ability to have variances. Their ruling is binding. The board has no involvement with the ACC except for appointing them. The board does not have the ability to overrule the ACC. Laurel Siena was under the impression that the board has the ability to do a appeal process for any owner who deems necessary. Terry stated he would look into that in the documents.

Motion made by John McKinney to nominate and approve Adam English and Victor Rodriguez to the ACC. Seconded by Terry Landry. Vote passed.

Security Thoughts: Bridget sent out a spreadsheet of a basic run down of options of coverages, costs and companies for each month over the year. The patrol would start in March and go through October. Debbie liked the options and would like to move in this direction. Bridget said it is very fluid and can adjust as we need, especially if we want more times through the neighborhood each day (or peak days). Bridget said some of the community funds could be used in this area if we decide to add more rounding. There is no contract or commitment and can be customized as needed through Alliance Patrol. The board agreed to implement as shown, and will adjust accordingly. Debbie mentioned that she really was happy with the company when they worked in VW in October. She was impressed with their abilities, demeanor and professionalism.

Debbie asked about the pool signs and if we need to update them. Bridget said since we didn't change the pool times and since we do have security cameras, the signs are very appropriate. New signs were mocked up by Rebecca Nixon (#38) and Bridget can send them out. LeighAnn said maybe paying money for updating signs isn't necessary at this time and Debbie agreed.

### NEW BUSINESS:

Terry welcomed the newly elected board of directors. Nancy Sadowski and John McKinney are the new board members. Discussion ensued regarding officers. Results are as follows:

John McKinney - President  
Terry Landry - Vice President  
Debbie Wallace - Treasurer  
Nancy Sadowski - Secretary  
LeighAnn Jackson - Rental Chair

Extension of property manager contract. Friday Properties contract has been month to month for the past 6 months. Bridget would like to extend the contract, but proposed an increase to do extra time spent and extra duties added with the departure of OnSite. As the budget stands currently for 2021, it would be budget neutral with the savings of other categories. Bridget asked to go off the call for board discussion. She did want to wait to discuss next month when the 2021 budget would be presented. We are dealing more with aging things in VW. The gate is having more issues. We are working with heat exchangers very often. She feels VW needs a master plan and long term assessments. John McKinney asked how much time she spends coordinating every thing. She spoke of the many things she does and gave examples. She thinks she spends about 15-20 hours/week on VillageWalk items. Terry also stated that the board has put more items on her plate and less work for each individual board member. Terry stated he feels we have the right person for the job. Debbie stated that the board can not proceed without Bridget and said she is an asset.

Bridget left the call for board discussion. She was brought back on once they were done.

The board voted unanimously to approve the contract extension, and John McKinney will work with Bridget on the final contract and language.

New Items for next agenda:

Budget 2021  
Towing - new city options

Bridget talked about the budget considerations:

City water increasing by 3%. (Also landscaping water issues)

Spectrum contract also increases by 3%

Got new pricing from Republic Waste

Any capital Projects necessary?

Bridget brought up some towing issues and she is going to get some more information from the city and Mrs. Woodys. Currently, Eleanor Williams (#45) found out that an owner can not get a vehicle towed from their driveway unless they are physically there and have the Drivers license to prove it. This week the city council passed a new rule regarding towing and enforcing rules in private communities. More information will be presented in November after Bridget gets more details. Debbie Wallace asked each board member to read an article in the South Jetty and think of measures that VW could do to improve upon these new rules.

Bridget also mentioned that the Community Fees will start on November 1, 2020. Payments for November reservations will be paid by December 15. There are a few gray areas, one being that all reservations that are already booked for future dates, will NOT have the \$20 fee attached. She doesn't expect to see lots of Community fees coming in until more like March/April since most winter Texan reservations were already booked before the fee was passed.

Debbie moved to adjourn, Nancy Sadowski seconded. Passed.

Meeting adjourned at 8:32pm.

Next Meeting Set for Monday November 16th at 7:30pm