

January Board of Directors Minutes

January 13, 2021

Board meeting of Village Walk Board of Directors was called to order at 7:05 by President John McKinney. Board of directors that are present: Terry Landry, John McKinney, Debbie Wallace, and LeighAnn Jackson. Owners present: Terri McKinney #29, Micheal McCutheon #68, Henning and Grace Nielsen #82, Stacy Sudoh #62. Bridget Friday from Friday Properties Management was also present.

The November BOD meeting minutes were looked over Terry Landry made a motion to approve. Debbie Wallace 2nd. All in favor. Minutes approved.

Reports:

Presidents: John McKinney gave Presidents report. He is currently in Colorado, and doesn't have very good reception. It was difficult to hear him at times. He was down in Port A over the holidays, he said the community looked incredible. The landscaping and trimming is looking fantastic. You can see things starting to grow again from the large trim. During the new year weekend, we had a trash issue that was out of our control, but got fixed as soon as possible. Republic waste had a large group of employees call in ill for 2 strait days.

Property Manager Report: Bridget gave her report. She also spoke of the New Years eve trash non-pickup. She also had Island Rocks spend about an hour picking up all the left over little pieces of trash around the dumpsters from what Republic had left from their pickup. We did get a credit of about \$90 for the trouble.

Bridget spoke about the new lighting in the neighborhood. She purchased 80+ lightbulbs for every landscape light. Island Rocks put them in last week. There are 13 palm trees don't have lights. There are 36 lighting fixtures that need repair. She bought 16 fixtures for replacing those that can't be repaired will be replaced. Those were bought in December. The electrician was supposed to start today with the repairs, but he called today and said it would be at least another week until they can start.

Bridget went over the financial reports. Budget vs Actual for 2020 was gone over. There is about 20,000 extra from 2020. This was due to the following: \$10,000 extra in Professional Services was saved since September. \$900 on gate repairs was not spent. Maintenance and repairs were also \$1,500 over from Sept-Dec. \$6000 under budget from the electric. This is only due to many heat exchangers being down for over 6 months waiting for them all to be repaired/replaced.

The street overlay project had \$12,000 extra from what was assessed in the capital improvements.

Bridget stated she is in negotiations with Spectrum. The contract is ending in October 2021. She wanted to start the contract earlier due to higher speeds in Port Aransas. She thought the faster speed will be much nicer to be working from home. It sounds like the price increase would be \$11/month from the current monthly prices of \$36 for both cable and internet. Bridget found out if we removed the bulk rates, it would cost each owner \$76. She is trying to get the pricing down or get some incentives for the HOA.

Bridget is also working with Republic to figure out the best trash removal options for the high seasons. They will be measuring where an extra dumpster can best go if needed. They will try to add extra dumpsters before adding extra dumpsters.

She went over the profit and loss. We had approximately \$20,000 left in the checkbook from 2020. This is because of the overage from a few categories, as well as having left over money in the capital improvement savings account from the street overlay capital improvement project.

Old business:

Bridget sent out assessments last week, She already has about 20 paid in full. These are done online and the payments seem to work very well. Owners were asked if they had any questions for the 2021 budget.

LeighAnn asked if the assessment for 2021 included security. Bridget said it did. Bridget said the 1st checks from Silver Sands and Port A Escapes were coming in this week for the Community Fee. Silver Sands will be electronically deposit the funds each month. Other companies are going to send checks.

Bridget asked if she could open a new savings account at American Bank for just the Community Fee. Terry made a motion to approve a new savings account. John McKinney 2nd. All approved.

Pedro R. #6, was asking about fence follow-up for the South fence. Terry Landry found out his friend, Mark Cates, was no longer the president of Ocean Village. Mark will touch base with the current president and the HOA to find out if they would be willing to split the new fence bill.

Terry stated there is a white PVC fence across the street might be able to be done. Terry said he will followup with Mark this next month. Bridget will get multiple bids to get the fence replaced, with single sided or double to split with Ocean Village.

New business:

1. Pedro R. #6, mentioned the new photos that his wife took for the HOA. Bridget thanked them for the photos and she will be putting some up on the HOA website. They also offered to do photos for other owners who were in need of such a service.

2. Bridget presented a plan for capital improvements for common areas. She sent the board a plan last week by email to review. Bridget stated we have the extra \$20,000 from 2020 and we have \$12,000 in capital improvement money available. The electrician will be a couple thousand, plus maybe about \$5,000 in splitting the south fence repair. Bridget spoke of 3 missing palm trees in walkway #1, and missing lighting with each of those trees. She would like to rejuvenate the landscaping and add to it. She proposed to add 200 three gallon plants to the neighborhoods as well as adding rocks to each pool area, all bump outs, under the oleanders next to the houses towards 11th street and the center median.

Bridget thinks we need to get more color in the landscaping. Gloria Guerra and Bridget walked the neighborhood a couple months ago and got ideas of what to plant and met with Island Rocks to get ideas. The total cost of the project would be \$20,000. We have \$37,000 to work with, not ever touching the 2021 budget numbers.

This will make Village Walk go up a level and hopefully next year we can finish out the project by adding the rocks to all of the walkways next year. The walkways are very expensive to add rock due to the size of each walkway. Bridget hopes that maybe the community fee would be able to help pay for the last part of the rocks to finalize the makeover.

Terry Landry stated how we are usually reactive on landscaping, this would be proactive. We want to be better, the nicest, not just consistent with other neighborhoods. Debbie Wallace really liked the look of the new lights, she just mentioned that that a couple of the lights are hitting her bedroom and it is quite bright. Bridget will have the electrician look at the light placements next week. Henning Nielsen would like to see everything kept up and keep all things replaced. He thinks the esthetics are very important to owners. He asked if there are any other capital improvement projects.

Bridget stated in 2021 there isn't any other capital improvement projects slated. There is currently \$66,000 in the capital reserves in case of emergency.

Michael M mentioned we have had to be reactionary, but maybe not wiping out the budget in the first few months is feasible. Bridget explained how the project would not be using any 2021 budget money, and only using the surplus. Terry Landry also stated we are collecting \$20,000 for capital reserves in 2021 as well.

John McKinney made a motion to approve the entire project. Terry Landry 2nd. Discussion followed by board. The electrician couldn't give a full bid, but charges \$125/hour and they would check in each day to see how the fixes are going. She could authorize up to \$3,000 and then check in. John mentioned it is an educated guess.

LeighAnn is concerned about outlets. John McKinney stated they are not low voltage, so they can work on the current system.

Approved for the Island Rocks bid

Approved for the \$3,000 electrical

Get bids for fence.

3. New board member. Nancy Sadowski sold her house this past week and we need to appoint another board member. The documents state the board is to appoint someone to fill the vacancy until the end of the term. Stacy Sudoh was next on the October Homeowner meeting election in number of votes. Stacy Sudoh is interested to be on the board. John McKinney made a motion to appoint Stacy Sudoh, Terry Landry 2nd. All approved. Motion carried.

4. New items for next agenda: Debbie Wallace would like to talk about spring break and potential problems. Bridget mentioned she has already scheduled Alliance Patrol for March. She is working on April and May schedules. Fence situation and bids to be figured out.

5. The ACC wanted the board input on accent colors. The documents are vague and unclear regarding accent colors. They would like some guidance. Currently most owners have painted accent colors that may not be approved colors.

The question is: do door colors have to be on the approved color list? And if so, are current homeowners grandfathered in as many have non-approved colors.

Discussion ensued. Terry Landry gave some historical perspective in VW color choices. At no point in history many people didn't construe door color in the design and construction documents. Terry stated that what has been in place since the beginning, what was Busters intent? All colors had to be approved. If Buster had saw this as an issue, he would have caught it. Terry said he thinks the ACC should have the ability to approve anything off the list, using the current house accent colors as a guide. LeighAnn said current owners should be grandfathered in, until the next paint. All exterior colors do need to be approved by the ACC, even if on the approved color list. John stated to try to stay within the approved accent color palate, but let the ACC have some leeway.

Terry stated he thinks we need to be bound to if someone already has a color approved by the ACC, that all owners should be able to use that color as well. Even not on the approved list. But if someone wants to paint the same color as a neighbor that is NOT previously approved, that would be denied. Terry then read from Section 9.7 in the documents to further explain variances. The ACC has the option and the right to put a variance to the owners for a vote, but are not obligated to.

Next meeting set for Tuesday, Feb 23, 2021 at 7:00pm.

Terry made motion to adjourn. LeighAnn 2nd. All approved. Meeting Adjourned at 8:10pm.

Respectfully submitted,
Bridget Friday