

September Board of Directors Meeting

Present: Directors: John McKinney, Stacy Sudoh, Debbie Wallace
Absent: LeighAnn Jackson, Terry Landry

Owners: Eleanor Williams (45), Laurel Siena (25), Rian Maloney (31 and Bridget Friday of FPM.

President John McKinney called meeting to order at 7:08pm. A quorum of directors is present.

Minutes from June 2021 board meeting were looked over. Stacy made a motion to approve. Debbie seconded. All approved.

Presidents Report: John hasn't been down to VW lately due to busy work schedule. He has kept up with the issues by speaking to Bridget. Some non-compliance issues, gate problems were dealt with.

Property Manger Report: Bridget went over the financials and explained some of the line items and groupings. Numbers are current as of July 31, 2021. No questions asked by board or owners on call.

Community Fee Savings account balance: \$20,160.
Extra Income in July was \$14,250 spectrum door fee for new contract.

Accounts Receivable are all paid bi annual assessments. Still have a few people who need to pay for the Feb Freeze assessment, but that is not due until 10/31/21.

Summer overview: Phase 1 exit gates remain broken. Spent \$3,946 on gate repairs already in 2021. This does not include the current break.

Pools - Bridget agreed to pay the pool company extra money if the cost of chemicals keep increasing. Our current contract does include pool chemicals. Crystal Clear had wanted to drop VW due to losing money

We have had multiple issues with the Pool Porter Service over the past 6 weeks. We have tried to be understanding and work hard with them to get our service back on track. I was put on notice last week that the porter service needed to take a medical leave immediately for at least 7 days. Island Rocks had agreed to take over the service until Crystal Clear was able to return to daily porter service. Island Rocks did send a bid to me and has mentioned that they would be interested in taking over the pool porter contract if Crystal Clear decides to not do it due to health reasons. Island Rocks bid is a bit lower than the current contract we have by appx \$100 month.

Island Rocks is giving a deep clean to the pool decks and some of the chairs in the next week. Bridget was able to show photos to those on the call. She will follow up

Trash pickup has gone down to 2x week. (Mondays and Saturdays) We will decrease to 1x week sometime after Sandfest.

Alliance patrol is cut back to Thursday-Saturdays 4x night and then Sunday-Wednesday is only rounding at 10pm to close down the pools.

We are still waiting for 20 plants to replant in phase 2. There is a low spot with lots of rain. Bridget has 2 companies coming to bid the phase two walkway. She has had lots of trouble finding a contractor to come and bid. A couple owners may have some contacts for concrete work and they will get it to Bridget.

Additionally insured update: We have about 45 homeowners that have gotten their policy updates in. Some people are still waiting for their companies. Bridget said it has been very slow for these policies to come in. John said it should be an easy on the phone update, it might be better for people to call their company instead of going through the independent agents. Debbie also mentioned she had a bit of trouble until she had the correct terminology. The HOA is looking for a certificate of insurance and adding the CHOA an additional insured endorsement. This also gives the HOA a chance to make sure all owners are insured. Bridget states she is still sending reminders with her emails. John said it is reasonable to give the owners more time to get their information in.

New Business:

#1. Weed Control — Bridget has sent out about 40-50 weed letters over the summer. We are getting more and more owners to have a weed service. We know for sure that 64 have their yards covered. She said about 90% of the owners have amazing yards, it is just a few that we are having continual issues with. John would like to implement a fine for those whose weeds are continually growing. Debbie and Stacy agree with having a fine if the neighborhood standards are not being upheld. John stated we would give 1 warning with a date of compliance, and then a fine being given. John said we need to change behavior. He states that fines do that. Laurel wondered if there is a way to structure fines for people who are perpetual abusers to have a sort of “reserve” in their own HOA account to pay for yards issues ahead of time.

#2. October CHOA meeting on Saturday Oct 23rd is at the Hampton Inn at 10am. Bridget will be sending out packet information soon. Proxies and voting will need to be turned in by 5pm on Friday Oct 22nd.

#3. New Committees: Community Fee — Letter from Victor R. read to all on meeting. Victor stated the fee could and should be used as income for the next years budget, based on recommendations from a committee, with final decision would be done by the Board of Directors. Bridget said the board should decide upon money already in the savings account as of 10/1/21 from what they would like to income as income in the 2022 budget. She said we could not use “assumed” funds coming in after 10/1 for the next year. Elenor W and Laurel S have agreed to be on the advisory Community fee committee. John said he feels the community fee should not be used for any budget shortfalls. Elenor said she felt the Community fee advisory should be made up by appx the same % of renters and non-renters. Currently this would be 2 renters and 1 non-renter for a 3 person board.

Long Range committee: Michael M, Lori H, and Adrian G will all serve on the committee for the long-range community plan.

#4. Gate Updates: The gate bid is \$1,800 to fix phase one exit gates. So far in 2021, we have spent appx \$4,000 on gate repairs. We have been talking about gate replacement over the past few years. We got a bid for all new gates, electronics. It was \$81,000. This bid was about double what we were expecting. We got another bid from same company. The 2nd bid was for all electronics (motors, loops etc) but using the same gates. \$62,000 was the amount. This is for all 6 gates. Most communities have 1-2 gates. We have 6. It is about one month out to either replace or repair the gates, it will be another month to complete. Bridget said there is about \$77,000 in reserves. Debbie does not want to do an assessment if at all possible. John

does not want to do one either, but John did say the gates do need attention and should have been figured out previously. John said it is very important to him to keep the reserves high in case of another natural disaster happens. He also spoke about the banks and mortgage companies needing to see a healthy reserve in our accounts in order for people to be able to get mortgages for homes in VW. John said it is important to have working gates. Rian spoke about their home HOA and asked the question - do we need gates? He doesn't necessary support the question, but wanted to ask it. Discussion ensued. John said in order to remove the gates, he thinks we would need 66% of the homeowners to vote to remove. Running with 2 gates instead of 6, having the side gates down to 1 gate with a partician. Fire Department, trash removal, all things of discussion. John spoke that the \$64,000 is high, but that company is the only one we could get to bid the project, there is a warranty with the contract if installed by licensed company. We spoke to two companies from out lying areas who decided not to bid the project as they couldn't warranty the work in a timely manner. Laurel wondered about keeping the gates programmed "open" during the high traffic times and then closing them in the evenings.

John made a Motion to repair the exit gate at phase 1. Stacy seconded. All approved.

John stated that the newly elected BOD would then decide the new gate plan in November 2021. They could possibly add the \$64,000 to the 2022 budget.

There was multiple technical issues for multiple board members and the meeting was ended after the vote. The next meeting will be the CHOA meeting on Saturday Oct 23rd.

Respectfully submitted,

Bridget Friday