

July 25, 2022 VW Board of Directors Meeting

Called Meeting to Order 7:38pm by President John McKinney

Members Present: Adrian Gonzalez and John McKinney, Stacey Sudoh, and Terry Landry. Debbie Wallace absent. Homeowners Terri McKinney, Henning and Grace Nielsen, Joe and Michelle Bitner, Michael McCuthchon, Brent Kettle, Rebecca Whitlock, Victor Rodriguez and Bridget Friday from Friday Properties

Minutes from last monthly board meeting not available. Will be looked at during the next meeting.

President Report:

John was in Port A during July. He said the property looks very nice. He didn't think the 4th of July was as busy this year as in past years.

Manager Report: (and summer recap)

1. Pools - many issues at the beginning of July. Now fixed. Both pools struggled over the 4th of July.
2. Water - Still in a drought and water conservation is on. We water longer on the days we are allowed to water to keep plants alive.
3. Gates - the main exit gate is broken in the middle. The gate will still open and close, but it is bent and needs to be welded. You can see in 3 different areas it has already been welded. Josh will be meeting with ERI gates this week to come up with a solution. They may need to be replaced sooner than we thought.
4. Trash – added a 3rd dumpster on each side from appx the 1st of July through August 15th. It has helped a lot. Republic is having trouble picking up trash in the mornings, and after 11am on Mondays trash bags are sitting all over the ground. Monthly trash bill is over \$3,500 for high summer months.
5. Security continues to round 4x/day. Bridget hasn't gotten more than 10 calls this summer. No major issues.

OLD BUSINESS:

Recap questions: Brent Kettle asked about updating pool service to 4 days per week. Terry Landry agreed and made a motion - To give Bridget full authority to keep the pools looking great and if needed increase to 4x weekly pool serving if possible. John McKinney 2nd motion. All approved.

Home Violations: Unit 11 appears to be completed and all repairs are finalized.

NEW BUSINESS:

Long -range Planning Committee: Adrian presented an example of a long range assessment. The committee is asking for the board to approve hiring a 3rd party to do the assessment. It would be an open book and we can see all the bids they get. They would come on-site to assess the condition of our assets and get bids from companies to identify issues and costs. They will then give to LRPC and they will give report and recommendations at the October HOA meeting on October 22nd.

Henning Nielsen asked how the committee would pick the independent 3rd party. Adrian has worked with a construction company multiple times in the past and feels they are a good fit. Stacy Sudoh also liked the idea that it will reduce surprises for homeowners each year to have a set assessment.

Adrian asked about the community fund. Bridget explained that it really should be used this year or next year. It is to go towards items that renters use a lot and lessen the life span. Pool furniture, gates, trash, are all items that could use the fee income to offset the increased expenses.

Next meeting is set for Tuesday Sept 27th at 7:30pm.

John McKinney made a motion to adjourn the meeting at 8:29pm. Adrian Gonzalez seconded the motion.

Respectfully submitted, Bridget Friday