

Sept 25, 2022 VW Board of Directors Meeting

Called Meeting to Order 7:05 pm by President John McKinney

Members Present: Adrian Gonzalez and John McKinney, Stacey Sudoh, and Terry Landry. Homeowners Michael McCuthchon, Donna Garrett, Caroline Scott, Eleanor Williams and Bridget Friday from Friday Properties

Minutes from the last monthly board meeting in July were sent out to review before meeting. Minutes from April are currently in Bridget's old computer, which crashed. She will be attempting to get them back.

John McKinney made a motion to approve the minutes. Terry Landry seconded. All approved.

President Report:

John has been in Port A for quite some time but has been in constant contact with Bridget and has been apprised of anything that has come up. He said it looks like VW got through the busy season with flying colors.

Manager Report: (and summer recap)

1. Financials went over for July and August. Bridget went over the 2022 budget and where we are in regards to overages and reasons why in pool maintenance (chemical cost surcharges), office supplies (moved to google hosting), high electricity this summer, garbage increased after budget set, water was higher usage with new plants keeping them alive.
2. The trash is back down to 2x/week through the fall and then we will do 1x/week pickup over the winter.
3. Security hasn't billed us for most of the summer yet.
4. Debbie Wallace resigned via email from the board for health reasons. Discussion ensued if her position will be appointed to finish out the term. (1 year left). Terry will check in by-laws.

OLD BUSINESS:

1. October HOA meeting: It was discussed to have the Goggle meets option for those who can not attend in person.

- a. Elections – 3 term limits up. 1 resignation. Terry will not seek re-election, Stacey will run again. John McKinney would like to come off but will run again if needed. We had 2 interested people to run for the board, Bridget will confirm with them for the balloting and send one last email out to the HOA to see if anyone else is interested.
2. 2023 Budgeting - Bridget has some thoughts as she prepares the initial budget
 - a. Monthly flowers replacement
 - b. Would like to get some more palms on phase 2 walkway towards 11th street and get last 2 palms over in bump outs by unit 85.
 - c. Street sweeping quarterly
 - d. Increase of 20% Island Rocks contracts per their letter
 - e. Increase of pool maintenance monthly
 - f. Electrical line item each month for repairs/replacement of lights

3. Long Range Committee Update:

Adrian made a presentation while showing his screen with the long range planning assessment. This has all of VW assets, their lifespan, and cost to replace. Much discussion came after in regards of board vs homeowner voting. (Terry and Adrian will meet tomorrow to look at bylaws)

Possibilities include taking away the annual 10% of budget and putting into reserve funds, and instead adjust each year to the needs of the assessment. It would potentially increase each unit's yearly assessment by quite a bit. (change each year)

Another item discussed was utilizing the community funds towards security or pool maintenance, thus decreasing the operating budget to help ease the increase of reserve collection. Caroline Scott said she would prefer to get assessed each year rather than have a large assessment as items come up. John McKinney was concerned that it might be too big of a number, and maybe we should ease into it over a few years.

Adrian also gave the LRPC's recommendation to utilize the current funds to get new pool furniture and give each of the pool houses a renovation. The board will vote on this at their next meeting.

NEW BUSINESS:

So far, Gloria Guerra has volunteered to be on the ACC as the 3rd member, the board is waiting until the October meeting to appoint committees.

Next meeting is set for Saturday Oct 22 at 11am at the Hampton Inn in Port Aransas. The board is planning on meeting in person the week of the HOA meeting in October to go over last minute updates in presentations.

John McKinney made a motion to adjourn the meeting at 9:13pm. Adrian Gonzalez seconded the motion.

Respectfully submitted,

Bridget Friday
VillageWalk CHOA Manager