

April 3, 2023 VW Board of Directors Meeting

Called Meeting to Order 7:07 pm by President **Adrian Gonzalez** .

Board Members Present: Adrian Gonzalez, Stacy Sudoh, Brent Kettle, Madelon Highsmith & Victor Rodriguez. Homeowners: Maggy Jones, Victor Wang, Eleanor Williams , John & Terri McKinney, and Bridget Friday from Friday Properties

Minutes from the last monthly board meeting were sent out to review before the meeting. Adrian made a motion to approve the minutes as written. Brent seconded. All approved. Victor asked if the minutes from a special board meeting in September were completed. Bridget said she wasn't at that part of the meeting as it was discussing her contract. Victor asked the board that was present at that meeting to do minutes. (Stacy or Adrian, John McKinney was also present).

President Report: Adrian is going to be sending something out.

Manager Report written ahead of time due to length of agenda: (written report in Red)

I have sent out the financials each month but I have included them all below. We still have three units that have not paid the January assessment. I have continued to call them. and resend invoices. One of the units is in the middle of a sale and the owners are planning on paying the assessment at closing.

Spring break in Village Walk was very busy. It also was very hard on the gates. Security came through four times a night during the entire break. We also had one accident that was reported to the police. Phase 2 exit gate was broken and tore off the hinges by a truck running into a golf cart. Phase one exit gate was stuck open and wouldn't reset. And then the last weekend of spring break the main exit gate was ran into and completely broke off the hinges. So far we have had all of the hinges re-welded on the gates and the new gate company DNC fence is coming on Friday 3/31 at 1:00 p.m. to hopefully put everything back together. We are able to get some help financially with fixing the gates due to the police report being filed and we are in contact with the insurance company of the party at fault.

I have been submitting quotes to the insurance company. They said they will need to approve them but either way we have to get the gates fixed.

Trash pickup by Republic has been much better this winter and it has been kept up. They are also adding an extra trash day starting in April to the island and so we will have trash service out here 5 days a week if ever needed during the high season. I think this is a better option to empty more frequently than having to bring in extra dumpsters for the summer.

In regards to the liability lawsuit, the attorney, Mike Morris, just got back to me regarding the question that was asked if this lawsuit will affect our pricing for liability insurance on our next renewal.

Mike Morris: I do not know what the insurance market is like these days but in my experience claims is only one of multiple factors that are considered in insurance premium quotes. This may be a better question to be answered by your agent who is familiar with the markets and going out for quotes on a daily basis.
update on the case.

J. Carroll Weaver has answered the lawsuit and the parties have exchanged written discovery. I did answer his questions and got the information back to him on 3/24/23.

Currently Village Walk has approximately 1,500 plants on our property. As of March 20th there are approximately between 350 and 450 possible dead plants on the property. We say possibly because as of March 20th there hadn't been many warm days and so it was impossible to say if something was for sure completely dead. We should know by the first week in April. Rahman has given me a list of Texas Hardy plants that he would recommend us going to. They are definitely not as colorful or tropical but they will tolerate the many recent cold snaps. He also had another idea of replacing as many plants as we can with the 1 gallon buckets which would cost us \$18 per plant versus a 3 gallon plant which would be \$58. Last year we started a line item on the budget for plants as usually plants have a 5% replacement each year. The budget we have for 2023 currently is \$4,200. I would ask that we go ahead and just replace our plants with what we can from this line item. One gallon plants would be much smaller but once they grow I believe we would get our savings worth.

List of Cold Hardy Plants: (all come in 3 gallon size, plus only 1 gallon of those listed)

Indian Hawthorne

Texas star hibiscus 1 gallon

Butterfly iris 1 gallon

Flax lily 1 gallon

Ruellia 1 gallon

Spider lily

Sage

Birds of Paradise

Knockout Roses 1 gallon

Lirope 1 gallon

Mediterranean Fan palms

Butterfly weed 1 gallon

Dwarf yaupon holly 1 gallon

Here is also a great website that one of the homeowners gave me:

<https://texassuperstar.com/plants/>

If you click on the flower names it shows a photo of the plant.

IRRIGATION: We had R&R Sprinkler Service come and do some irrigation repairs on Friday 3/24. Zone number 16 in the center median had a golf cart run over some PVC . Zone 13 (by unit 32) there is broken PVC. Also over in the walkway by unit 30 there was a solenoid out.

Questions were as follows:

1. Brent asked a question about the budget to date and a couple of the area where we are over budget. Bridget explained they were the new pool pump (in pool maintenance and repairs) and also the final payment of red striping in the grounds and building repairs. Both of these items were not paid for using budgeted money. Red striping came from the reserves and the pool pump came from the community fund.
2. Brent also mentioned two of the line items had similar names and asked for them to be renamed to call them out better.

3. Adrian also asked to see the budget to date to get a better picture of income and expenses (bridget pulled it up on the screen)
4. Bridget asked about assets and capital improvements as she wanted to classify both of those expenses as capital expenses but the attorney said they needed to be expensed all in a single year. Both Brent and Adrian agreed and said we should be having all of our assets on a depreciation level. Bridget will reconnect with the accountant to verify these items.

Old Business:

John McKinney gave an update from the meeting that he and Bridget had with attorney Mike Morris for our slip and fall lawsuit. He said everything was in the discovery phase still and he thought it would be ongoing for possibly a few years. He said our attorney is pleased with all of our information and items we have been able to produce for him. John and Bridget will provide another update when they get more information.

ACC Update: The ACC would like to hire a local inspector, Matt Durbin, to do all of our exit inspections. Gloria Guerra has met onsite with Matt to go over what needs to be done. The ACC is in the middle of finalizing criteria for painting and garage doors.

The fee for the inspector will be a pass through cost to the seller at closing. Adrian made a motion to approve the ACC using Matt Durbin. Stacy Sudoh 2nd. All approved.

American Bank changes:

As in the written report above, the discussion continued about what was needed for American Bank.

There was a motion made by Victor Rodriguez to remove previous board member Terry Landry from all of the American Bank accounts and add current president Adrian Gonzalez. Madelon Highsmith 2nd. All approved.

Motion made by Victor R to move our standard checking account to a money market checking account where it can earn interest. Brent Kettle 2nd. All approved.

Victor then made a motion to move our capital reserves to CD's. He said 20% of our funds should go to 7 month, 20% to 11 month and 60% to 15 month. Adrian said our pools could need big ticket repairs sooner than later. Adrian made a motion to do 50% in 7 month CD and 50% in 15 month CD. Brent Kettle 2nd. All approved. Motion carried.

Legal counsel: Adrian and Brent gave updates from the attorneys they spoke with in regards to the risk assessment vs special assessment vs updating the bylaws.

There are some options for the board:

1. Do whatever you want
2. Suggest to rewrite documents

Madelon asked how we could get there. Brent said he could resend the spreadsheet showing the impacts of each option.

Gate Cameras:

Discussion came in regards to the professional camera install vs Amazon cameras that Madelon has personally used.

Bridget said there are pros and cons of each system.

With the cheaper system you need wifi and the HOA does not have that. She did report that Verizon could provide a hot spot for the system to work off of but Verizon was uncertain how much data it would take. Costs could be up to \$200/month.

Brent's concern with doing a lot with the gates is that we may not get much in return. The police may not charge if the amount is not enough. We may need to go to a civil court to get damages. He is also concerned about the amount of leg work needed to possibly catch someone. Finding license plate number, owner, address, etc. and we may not see anything come back from it.

Adrian said we have to do something, and maybe even having the cheap cameras and signs saying we have them might prevent some of the damages. Stacy agreed.

Victor asked if we removed the gates so we wouldn't have so many repair issues, would the city be able to take over our streets and we wouldn't have the assessment to fix the streets in a few years. Adrian responded by saying there would be many hurdles that would have to be done if that would happen. He also said even if the city would take it over, the homeowners should be allowed to vote on it since they purchased a home in a "gated community".

Madelon made motion to buy 4 cameras off amazon to put up at gates and one at the pools to see how they work. Stacy 2nd. All approved.

Bridget will ask units 32 and 98 to use their wifi to test cameras to see how well they work.

Landscaping:

Bridget gave a written report of landscaping. She said she will be walking the property with Rahman after Easter. If we are going to replant anything now is the time to do it before the summer heat.

Brent said he was just there and things are finally starting to sprout out. He would recommend waiting to see what comes back. Madelon said some of the plants were starting to see green. Stacy said some of her plants were coming back, but some were obviously dead. She recommended replacing the known dead ones and waiting on the maybes. She also would like some hardier plants brought in, even if they dont have much color, but would tolerate the cold snaps. Victor agreed and said if they are dead to replant. He and Madelon gave some great options for Texas hardy plants to possibly use.

Bridget invited any of the board members to walk with her and Rahman if they are in town after Easter. Madelon and Stacy both agreed to do the walk and they will make a plan and report back to the board for final approval.

Adrian made a motion to use the entire \$4,200 in budget to replace plants. To use sparingly and not spend all if not needed once a walkthrough is done. Bridget to

report back to board on number of plants dead and # to replace with 1 and 3 gallon sizes before ordering. Stacy 2nd motion. All approved.

New Business:

Pool Cleaning: Bridget and Josh have been trying to look for new pool company for the past 2 years. Pool Masters has offered to take over both community pools. The pricing was sent out ahead of the meeting to review. There are two major differences that Bridget went over. 1. Pool master would come and do chemicals on the pool 5 days a week. M-F. Currently we get twice weekly. We have lots of issues between servicing and either the pools are under or over with chemicals. It is a liability issue to not have correctly balanced pools. 2. Pool chemicals are NOT included in the monthly price with pool masters. Currently our chemicals are included and they charge us a surcharge every month or two for a few hundred dollars extra for the increase in chlorine.

Multiple members expressed their dissatisfaction with the current vendor.

Bridget did caution the board that if for some reason we needed to leave pool masters, Crystal Clear would most likely NOT take us back and we would be without a pool service company. Adrian would like us to be able to lock in a year contract with Pool Masters. Bridget wil check with Levi to see if that is a possibility.

Madelon made a motion to fire Crystal Clear immediately and go with Pool Masters. Stacy 2nd. Adrian added to get the contract for 12 months before final approval. All agreed. Motion carried.

Next meeting date was set for Monday June 12th at 7:30pm via zoom.

Adrian made a motion to adjourn the meeting, Stacey 2nd. All in favor. Meeting adjourned at 8:46pm.

Respectfully submitted,
Bridget Friday
Village Walk CHOA Manager

Action Items:

Adrian: speak with LRPC regarding legal updates, assessment recommendations as well as getting information from the city in regards to streets.

Bridget:

1. Move checking to money market checking.
2. Move 50% of reserve fund to 7-month CD and 50% of fund to 15-month CD
3. Notify Crystal Clear of end of contract.
4. Sign contract with Pool Masters and verify bid
5. Order security cameras
6. Walk property with Island Rocks and report back to board on final plant assessment before replanting.