

June 12 , 2023 VW Board of Directors Meeting

Called Meeting to Order 7:34 pm by President Adrian Gonzalez .

Board Members Present: Adrian Gonzalez, Stacy Sudoh, Madelon Highsmith & Victor Rodriguez. Homeowners: Eleanor Williams , John McKinney, Michael McCuthcheon, Linda Siegert, Terry Landry and Bridget Friday from Friday Properties

President Report and also part of old business: Adrian took roll call, stated all homeowners assessments are now paid. It was difficult to get some of them to pay, but all are paid now. Late Fees collected this year so far have been \$1,725. Adrian spoke about the sale of Island Rocks and how the HOA was not aware of the sale until a few days before it took place.

Adrian has a letter of engagement with an attorney (John Bell) and will execute it. The attorney is looking through the declarations, costs, and how we can go about moving forward. Hoping to have answers to:

1. If we want to levy capital assessment over years

2. To possibly rewrite our declarations for not only this issue, but others as well.

Victor asked about the possibility of “future” assessments in other associations and he has been charged in regards to a different association in this way. Maybe we can collect the assessment during the sale of the homes. Bridget questioned that if assessments were done each year, she doesn't see the point at the time of a sale. John said that possibly an owner may try to recoup some of the assessments, and they might consider that as part of a sales price.

Victor also asked if there was any way, if we reconstruct the declarations, that we can remove the “condominium” name/law from the units. Adrian and Terry answered it in how the property is deeded and not because of the declaration. Terry stated our individual lots would not satisfy Texas law for a subdivision. Madelyn also added there may be some new subdivision rules coming into effect with the “tiny home” craze. She thinks it is worth asking the question. Terry said currently our entire development is a privately owned property.

Victor asked about any legal updates from the slip and fall lawsuit. Bridget and John have stated we haven't heard anything in the past month.

Manager Report:

Bridget went over the change of Island Rocks to Coastal Lawn Design. Bridget and Josh walked the property with Quin Lawson, the owner, this morning. Quin has bought all of the maintenance from Island Rocks. That includes the 7/week pool porter service. And the 4/days week landscaping/HOA grounds maintenance (including the gates). Went over basic needs and expectations. Adrian mentioned that we will need to look into doing RFP's for the 2024 budget for grounds and maintenance to make sure they are competitive and doing a good job. Bridget is cautiously optimistic about the new company.

Island rocks did the last big install of plants that were approved to install due to the freeze at the end of May. There are still some empty places in phase 2 by the new houses that could be filled.

The exit gate at phase 2 has been open for the past day. Josh will be working on it to see if he can reset it.

9 weed notices and other issues were sent out in Mid-may. They have all been taken care of.

Pools look great. We had to replace the liquid pool chlorinator at pool #1 replaced last month. It is about \$400. Just today I approved to do Pool #2 as well. These should last 3-5 years.

Trash: trash is now collected 3 days a week, and so instead of bringing in more dumpsters and taking up parking spots. We will manage and can pick up one more additional day if needed. Currently pick up will be Monday, Thursday, Sat. until mid-august.

Financials went over. CD's are both in place at American Bank. Victor asked a question about community fees, they were adjusted per bedrooms. Instead of \$20 for all bookings, it is now adjusted per bedroom. Victor is wondering if we are getting all fees collected that are due to the HOA. Bridget said it is really an honor

system, but she has been asking owners about their reservations to compare amounts. Bridget showed the meeting her spreadsheet on how much she has collected each month from each company.

She also spoke about rental trends and the decrease in occupancy, as well as the last minute booking trends.

Bridget said she will ask owners to update their property management company via a google link to ensure we have everyone covered.

Bridget also mentioned that the ACC has hired Matt Durbin and he has done his 1st exit inspection. He turns in his report to the ACC for final approval. He charges \$100 per inspection, the HOA is charging \$150 to the owner.

Victor has been concerned about the time that Coastal Lawn Design has been spending onsite. Victor recommends that they should get street brooms to do a better job. He also mentioned constant rock on certain curbs, and maybe we need to mention to some owners that they need to get rocks removed and should not be at HOA cost to have them constantly cleaned up. He also mentioned that there are some water leaks around that Brent took, Bridget will ask Brent for them.

Cost containment during this economic chaos - pool concierge. Appx 70% of our budget was given to a new company we technically didn't hire. Adrian said we really can't do anything about it now, but we should shop around this fall before we do the budget for 2024.

NEW BUSINESS:

The HOA does not have any windstorm coverage for any of our common buildings.

Costs: Porter Service – still in the honeymoon phase and Madelon still is hoping we can get the price down. This will be looked at in the 2024 budget. Madelon mentioned that owners are there and could help out as well.

Cameras: There is one camera with issues that has had to be reset multiple times.

Possible Tripping Hazard:

Eleanor wanted it known about possible tripping hazards on the walkway in phase 1. Terry mentioned he noticed it this weekend as well, and did pull out the board in question. There seem to be a few more issues with boards sticking out too far. Board approved Bridget to have them removed and then replaced with new wood. Bridget will have Josh remove the hazards this week and then report back with updated information.

Minutes from the last monthly board meeting were sent out to review during the meeting. Adrian made a motion to approve the minutes as written. Madelon seconded. All approved.

Meeting adjourned.

Next meeting is set for Monday July 31st at 7:30pm via zoom.
Annual Homeowners Meeting set for Saturday October 21, 2024.

Respectfully submitted,

Bridget Friday