

VW HOA Board Meeting notes

Monday, April 29th, 2024 @ 7:30 PM |

Meeting Participants

- Adrian Gonzalez
- Brent Kettle
- Madelon Highsmith
- Victor Rodriguez
- Stacy Sudoh
- Eleanor Williams
- Linda Seigert
- Bridget Friday
- John McKinney

Action Items

- Bridget Friday: Discuss with Forest of Maldonado about creating various service options to accommodate different homeowner needs and preferences as well as # of visits per month, weed only service rates (COMPLETED)
- Bridget Friday: Inspect the issue with hoses coming out of the rock on walkway number one and report back. (COMPLETED)
- Bridget Friday: Follow up on the gate fob issue as approved in the last meeting, ensuring the programming of the gates is current and functional for fob use, with a budget of up to \$5,000 allocated for this purpose. (Waiting for D&C to respond with date of repair)
- Bridget Friday: Price out and design signage indicating house number directions at the community entrance as well as new pool signs. (ordered on 5/2)
- Bridget Friday: Start looking for new insurance rates for budget considerations in October 2024.
- Bridget Friday: Send an email to all management companies reminding them of the parking pass policies, including the requirement for dates and the limit on the number of passes. (completed on 5/3)
- Bridget Friday: Next meeting scheduled for June 24th at 7:30 PM.
- Bridget Friday: look into composite dog stations (have link will send out)
- Bridget Friday: Update on lawsuit every other board meeting until completed.

Summary

- Water usage savings: Switching to drip tubing has resulted in significant water usage savings, with \$4,500 saved in the first quarter compared to the previous year.
- Landscaping and porter service: Official transition to Maldonado is complete. Maldonado is finishing up trimming and tree work and they are coming 1x weekly for landscaping, while Quinn is responsible for daily trash pickup and keeping the area around garbage cans clean. The transition to one provider for these services has resulted in a decrease in overall costs.
- Explore creative pricing options with the yard maintenance provider to accommodate different needs, such as minimal maintenance for properties with little to no weeds or trimming needs. Consider offering bi-weekly or monthly yard maintenance services as an alternative to weekly services to save costs for homeowners.
- The issue of noisy gates and the need for fob access for the main gates was discussed, with differing opinions on the necessity of fobs for entry. Board voted last month to put \$5,000 towards fixing the gates. Josh Friday will also lube the gates to see if that will decrease the noise of them opening and closing. Bridget will schedule gate repair.
- Sandfest rental occupancy rates were appx 63%, with many last minute bookings, possibly due to an increase in the number available rental homes in the area.
- The responsibility for maintaining and replacing the white plastic fence between properties in the back row of houses was discussed, with the conclusion that it likely belongs to the owner of the house it borders in the adjoining neighborhood.
- Insurance rates have increased significantly, with liability insurance seeing a 67% increase seemingly due to a pending lawsuit against the HOA. The lawsuit is not currently set for trial and may continue to impact insurance rates until resolved.
- John McKinney gave update regarding lawsuit: The plaintiff's counsel in the lawsuit is not actively prosecuting the case, The HOA may need to budget for continued high insurance rates until the lawsuit is resolved.
- Consider shopping around for insurance rates before the next budget cycle to potentially save on costs.
- Explore the possibility of installing signs at the entrance of the community to help visitors and service providers navigate the neighborhood more easily.
- Parking passes issued by the management company should include dates and unit numbers to avoid confusion and misuse by guests.
- Security company is responsible for monitoring parking violations and issuing warnings to violators, with the possibility of towing if necessary. They report nightly to Bridget any violations. The Alliance Patrol schedule will remain as is, with patrols twice on Friday and Saturday nights, and four times a day starting on Thursday of Memorial weekend though August.
- Brent noted that the pool signs look a bit old and need to be refreshed. The amount is not enough to need to vote on. Bridget will look for new pool signage.
- The ACC has given notice to three different houses for paint, and they will be walking through the neighborhood to notice if there are other things that need to be done and will

be sending out letters accordingly. Some will be completed before high season, but most will be 1st thing in the fall.

- Eleanor suggested putting up a sign at the end of the road after entering the gate to indicate which houses are to the left and which are to the right, and Brent and Madelon agreed that it would be a helpful idea. Bridget will price those out.
- The decision was made to have street sweeping done next week on Tuesday or Wednesday, depending on the weather, to clean up the rock and debris around the property.
- The team approved the minutes from the last meeting. Adrian made a motion, Brent 2nd - All approved.
- Motion made by Adrian to adjourn meeting. Stacy 2nd. All approved.

Submitted via AI, reviewed and updated by Bridget Friday.