

VW Board of Directors Meeting notes

Sunday, Feb 25, 2024
6:30 PM Central Time

Meeting Participants

- Adrian Gonzalez
- Stacy Sudoh
- Bridget Friday
- Victor Rodriguez
- Brent Kettle
- Eleanor William

The number of rental homes has doubled since 2020, leading to slower bookings and lower rates for rental properties in the area.

The demand for rental properties is being spread out among a larger number of available homes, leading to slower bookings and lower rates.

The increase in inventory of rental homes has impacted the rental market, causing a decrease in bookings and rates.

The higher number of available rental properties has affected the demand for bookings, resulting in slower business for rental property owners.

The group needs to discuss the management of a porter service, specifically whether to allow the porter to handle landscaping tasks and how to ensure the quality of work.

Consider hiring a new company, Maldonado, for landscaping services as they have provided satisfactory work on previous projects such as rock installation and irrigation.

Explore the possibility of hiring retired teachers for house cleaning services during the summer, ensuring they have liability insurance to cover any potential risks.

Landscaping and porter services need to be re-evaluated due to dissatisfaction with the current provider's performance.

Rental property activity may decrease in the upcoming season, potentially leading to increased pressure on homeowners and a potential rise in sales activity after the summer.

Consider switching to Maldonado for tree trimming services next year, but ensure they provide consistent and thorough service.

Discuss the possibility of leaving the entrance gate open during the day to limit in and out activity, while still ensuring the security and appeal of the gated community.

The issue with the gate fobs is still unresolved, and there is a motion to allocate funds for a potential \$4,000 fix, with the possibility of spending up to \$5,000 if necessary. Adrian made motion, Stacy seconded. All approved.

There is a discussion about the long-term solution for the gate system, with concerns about investing in the current system if it may need to be replaced in the near future. The focus is on ensuring that the gates work effectively and efficiently for the community.

The board discussed the need to find a new landscaping service provider, as Quinn's Landscaping was not providing value for the money being paid, and Maldonado had done a great job with the rocks and irrigation. Adrian made a motion and Brent 2nd, all approved. Bridget will speak to Maldonado to confirm if they can take over the landscaping services, and if so, Quinn will be given notice to terminate their services before April 1st.

The contract for the porter service should stipulate a 30 or 60-day notice for cancellation, and homeowners should be notified of the new preferred vendor for landscaping services.

It may not be the best timing to ask homeowners to replace plants in their properties due to the current low rental market and recent freezes affecting plant growth.

Elevator code updates

American Federal is requesting a \$5,000 upgrade to one of owners for elevators due to new laws and codes. Elevators need to be brought up to new code standards, including new locks, to prevent safety issues with children getting stuck in the doors. This is a new requirement that homeowners should be aware of. Eleanor was wondering if anyone else had heard the same things. Stacy Sudoh had theirs upgraded last fall at the cost of over \$3,000.

Reserve fund management

The HOA is discussing the management of the reserve fund, including the possibility of transferring funds to a CD or money market account. It was decided that no further funds will be moved to a CD until there is enough in the savings account to warrant it.

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The next meeting is scheduled for April 29th at 7:30pm

Bridget Friday