

# VW Board of Directors Meeting notes

Thursday, September 28th, 2023 @ 7:00pm |

## Meeting Participants

- eleanor williams
- donna garrett
- adrian r gonzalez
- victor rodriguez
- madelon highsmith
- brent kettle
- stacy sudoh
- bridget friday

**The board is discussing financial planning for the HOA, including special assessments, building reserves, and potential expenses for maintenance and improvements. They are considering a \$1200 fee for 10 years to fund reserves.**

## Action Items

- Bridget: Follow up on the second trip charge for the gate repair to ensure it is not billed.
- Bridget: Look for alternative gate service providers in the area.
- Board: Discuss and consider options for gate repairs and replacements, including eyes and loops.
- Gather more information on gate bids and share with the board
- Look into San Antonio for potential gate repair options
- Follow up with Richard from R&R sprinkler system for a report on leak fixes
- Request the electrician to find a better lighting system for the community
- Board: Work on approving the operating budget for next year before December 1
- Adrian and Stacy: Provide necessary information to Bridget for homeowner election materials
- Board: Decide on what to send out regarding assessments for homeowner materials
- Discuss the extent of gate issue and potential solutions
- Investigate and address the pool leak in phase one

- Decide on whether to spend money on replacing landscape lights with more durable, better design LEDs
- Schedule a meeting with the city manager to discuss the possibility of the city taking over the streets.
- Prepare a presentation for the city council to consider the street takeover proposal.
- Develop a plan to build up capital reserves for potential future expenses, such as street repairs.
- Research federal funding options for rebuilding the town in case of a hurricane.
- Consider presenting the option of removing the gated community status to homeowners and gauge their opinions.
- Discuss and decide on the additional amount to the \$30,000 per year for reserves
- Consider the \$1,200 per year special assessment proposal and its potential benefits
- Be mindful of the balance between adding new features and maintaining simplicity in the neighborhood
- Prepare a proposal for a \$1,200/year, 10-year special assessment to present to homeowners at the October meeting for vote and approval.
- Agreed on the proposal and discuss the adjusted operating budget (approximately \$2,500) after removing the \$30,000 reserve.
- Continue working on finding a solution to fix the gates and consider consulting an attorney for guidance on removing gates if necessary.
- Complete the document to be sent to homeowners
- Send out the homeowners meeting announcements, ballots, and information

## Summary

- The property management report highlights issues with the gates, including problems with the FOB receiver and incorrect parts being ordered. The gates have been a significant expense for the company, with high service charges and additional fees.
- The conversation highlights the need to find a new gate provider, as the current one is expensive and has not been reliable. Bridget will reach out to other companies to see if there are alternative options available.
- The board is considering spending \$4,000 on new eyes for an unidentified issue, but they are unsure if it will completely fix the problem.
- The board is discussing the possibility of re-strategizing on how gates are managed, including potentially involving companies from San Antonio and other areas.
- The conversation is discussing the assessment and evaluation of replacement costs for various assets owned by the HOA, including landscaping, lighting, pool structures, furniture, streets, and gates.
- The conversation highlights the need to allocate funds from the operating budget to the capital reserves for future replacements and the potential need for special assessments in the future to cover the costs of replacing assets.
- The current financial situation: The conversation discusses the financial situation of the company, specifically the capital reserves and the need for assessments to cover

expenses related to repairs and maintenance. It highlights the need to address issues such as gate replacement, pool repairs, and landscape lights.

- Planning for the future: The conversation also emphasizes the importance of planning for future expenses and major events, such as street renovations. It discusses the options of either paying for expenses as they arise or setting aside a portion of the operating budget to build up reserves for future needs. The board members agree that doing nothing is not an option and that proactive planning is necessary.
- The community is facing financial challenges due to the deteriorating condition of the streets and the lack of sufficient reserves to cover the costs of repairs and maintenance.
- There is a discussion about the possibility of seeking assistance from the city or taking a loan to fund the necessary repairs, but there are concerns about the potential impact on the community's status as a gated community and the need for homeowner approval.
- The conversation is centered around the topic of financial planning and budgeting for a neighborhood community.
- The discussion includes considerations for special assessments, building reserves, and potential expenses for maintenance and improvements in the neighborhood.
- The conversation is focused on the topic of capital reserves and maintaining the property.
- There is discussion about the possibility of increasing assessments and the need to pay what the market dictates for operating budget expenses.
- The board is considering a special assessment to fund reserves for future expenses, such as road repairs and gate maintenance. The proposed assessment amount is \$1,200 per year for 10 years, in addition to the regular HOA fees.
- The board is discussing the possibility of removing the gates in the future, but it would require homeowner approval through a vote. The current focus is on finding a solution to fix the gates and maintain their functionality.
- The conversation also touches on the payment of a \$1200 fee by homeowners, with suggestions for payment options and the idea of keeping a record of contributions for future reference. Adrian made a motion to bring to homeowners at the October Meeting. Stacy seconded. All approved.
- The homeowners meeting announcements need to be sent out soon, along with the ballots and other information.
- Adrian will try to have the necessary documents completed before Wednesday, as he will be out after Thursday.
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