

VW Board of Directors Meeting notes

Tuesday November 28, 2023
7:00 PM Central Time

Meeting Participants

- Jeffery Miller
- Linda Siegert
- Adrian Gonzalez
- Victor Rodriguez
- Madelon Highsmith
- Brent Kettle
- Stacy Sudoh
- Bridget Friday

The meeting started at 7:03pm. Roll was taken and minutes from the previous meeting were approved.

Adrian gave an update on the neighborhood and the items he has been working on.

Bridget presented financials and budget to date information. She also provided a spreadsheet to the group to show the progress of cutting and hauling away palm trees. Next year she will insist on one company doing all the trimming at one time.

D&C gate company costs over \$400 to just come for a service call. We have spent over 3,500 in gate repairs since our previous company closed. One of their charges was removed from the bill as it was their fix that didn't work.

Bridget presented a draft proposal for the 2024 budget.

The team decided to use an assessment of around \$4,100 per home instead of the proposed \$4,269 from the October Homeowner meeting to stay under the limit set by the documents.

The operating budget was approved at \$328,775 without the capital assessment for the 2024 year. Then the board approved a full budget of 401,800 which includes a 73,025 to go into the reserves.

The team agreed to authorize Bridget to proceed with the listed line items in the budget, but they may consider changing landscaping people, which could potentially increase the budget.

The team discussed the possibility of negotiating with another vendor to potentially replace Quinn for landscaping services. This decision was made based on the knowledge and expertise of the Maldonado team. They agreed to explore this option and try to get the price down.

Bridget mentioned that the alternative vendor does not offer quarter service on the weekends, which is a deal-breaker for her. They discussed the possibility of finding a homeowner who could provide this service instead. Bridget expressed her dissatisfaction with the current landscaper and the team discussed the need for improvement in the landscaping services.

The team agreed to consider Maldonado's quote and negotiate to get it closer to the budgeted amount. Bridget will communicate with Maldonado and inform them that the board is possibly staying with the current person, but they want to know Maldonado's best offer.

The group decided to name Adrian as president, Brent as vice president, and Stacey as rental chair. A motion was made and seconded, and the decision was approved.

The team agreed to draft what they want the homeowners to vote on for the 2024 operating budget and regular assessment.

The team decided to engage with their attorney to discuss next steps for dealing with a delinquent homeowner who owes their second 2023 assessment.

They discussed the need to prioritize and address capital improvements, such as pool repairs, with the allocated funds.

It is highly advisable to use the Community Fee carried over funds from the previous year, as carrying them over for too long can have tax consequences. The team agreed that the community fee should not go directly into the assessment, but should be used for specific purposes related to renters' use of community amenities. The team agreed to use the community funds already approved in the prior motion for the projects and not do a special assessment.

Bridget created a wish list of expenses totaling \$113,000, with the understanding that negotiations may be needed and not all items may be approved. Bridget negotiated with Maldonado for lower prices on rocks and irrigation, potentially saving money on those projects. The team agreed to start replacing broken light fixtures with a better option as they break, rather than replacing everything at once. The board agreed to do all of the following: Pool 1 and 2 repairs, 2 new heat exchangers, rocks and drip tubing, power washing all pathways, replacing fence and metal edging by pool. The decision was made to utilize the fee collected from renters for renter-related expenses, such as fixing the pool rocks, and irrigation, allowing them to start the projects sooner.

The group agreed to involve the long-range planning committee to come up with a longer-term plan for the gates and find a vendor. They will ask for an update by the next board meeting. The team decided to hold off on the gate repairs until they receive more information from the lrpc.

Madelon proposed keeping the front gates open and the side gates shut during high traffic times, and Stacy 2nd a motion to implement this plan. The team agreed to keep both front gates open and close the sides to save on wear and tear and repair costs.

The first motion is to approve the budget at 328,775 without a capital assessment for the 2024 year.

The second motion is to approve a full budget of 401,800 which will include a \$73,025 capital reserve infusion.

Adrian will reach out to the long-range planning committee to discuss the gate issues and explore alternative solutions for Ingress and egress.

The team agreed to negotiate all deals and not accept the first bid for renewals. Madelon and Bridget will negotiate with vendors to lower the bids for landscaping services.

The team agreed to cap the Reserve at a certain dollar amount and any savings from renegotiating contracts or reducing expenses would go into the reserves. The team agreed to assess a fee of \$4,100, which would allow them to pay their standard budget and have additional funds to apply to the capital reserve fund.

Bridget will explore the possibility of hiring Maldonado Landscaping for monthly landscaping services, but will need to find a solution for weekend porter service. The team agreed to consider making a change to the service provider for trash pickup and porter service, with the possibility of hiring Maldonado for both services.

Adrian and Bridget were authorized to finalize the budget without needing another vote from the team.

Adrian will remain as president, Brent will remain as vice president, and Stacey will remain as rental chair.

The next long-range planning committee meeting will be scheduled for Tuesday, January 30th.

Respectfully submitted,
Bridget Friday
Friday Properties Management