

The Villas of Babcock (Summerwind) Annual BOD Meeting Minutes
05/05/2018

I. Called to Order

Martin Salazar called to order the annual meeting of the Villas of Babcock (Summerwind) HOA Board at 1027 am.

II. Roll Call

The following directors/officers were present at the meeting: Karen Mueller, Melissa Martinez-Carrasco and Martin Salazar. The following members were present in person: Angela Casas, Monica Moreno, and Teresa Hernandez. Karen Mueller presented 9 proxies. A total of 14 are needed for quorum, so quorum was met.

III. Proof of Notice

1. Annual meeting notice was mailed 4/17 and also sent via email.

IV. Approval of 2017 Annual Meeting Minutes

1. Minutes were provided and reviewed. Monica Moreno motioned to accept the minutes as presented. Melissa seconded. Motion carried.
2. Minute from 2016 Annual Meeting were also pending approval. Minutes were provided and reviewed. Monica Moreno motioned to accept the minutes as presented. Martin seconded. Motion carried.
3. Minutes from the October Special Member Meeting indicated that quorum was not satisfied. Karen Mueller motioned that we accept and Martin seconded.
4. Regarding the minutes from the February Special member meeting, Karen motioned minutes be accepted as posted. Martin seconded.

V. Year in Review

1. No BOD reports
2. Property Mgr not present – no report

VI. Financial Review

- Martin reviewed the April financials provided by Trio.
 - o He requested that the non-confidential piece of the Financials be posted to the website. Karen agreed.

VII. BOD Election

- 2 candidate profile forms were provided: Monica Moreno, Karen Mueller
- After some discussion, an additional form was submitted: Angela Casas
- Further discussion ensued and Melissa Martinez-Carrasco agreed to run again so that we could have 5 directors.
 - o The agreement was that the BOD would attempt to find a replacement so she could resign and they could be appointed since she was hoping to take a break from the BOD.
- 2018-2019 Board of Directors:
 - o Angela Casas – 1 year
 - o Melissa Martinez-Carrasco – 1 year
 - o Monica Moreno – 2 years
 - o Karen Mueller – 2 years
 - o Martin Salazar (serving year 2 of a 2 year term)

VIII. Organizational Meeting

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- Organizational Meeting to appoint officers scheduled for Tuesday, 5/14 at 7pm, with a BOD meeting to follow at 730p.

IX. Adjourn

Martin adjourned the meeting at 1058a.

XI. Notes

- Agreed to open the entrance gate until the exit can be fixed
- Discussion on moving to full service property mgr. BOD agreed to begin negotiations. In the meantime, Angela Casas agreed to do bi-weekly compliance drive-thrus to enforce ACC Design Guidelines. Karen will provide form letters used previously as well as spreadsheet with tracking of past violations and actions taken. BOD needs to review ACC Guidelines to ensure these are the exact parameters she should enforce.
- Items for agenda of next meeting:
 - o Further discussion/review of information for HOA Property Mgmt options
 - o Nail down details for bi-weekly drive-thrus (modify form letters, review process, review ACC)
 - o Completion of Upgrade of lampposts from Halogen to LED
 - o Finalize points for new Parking Rules (Karen to provide minutes from last meeting prior)
 - o Review 5 year park plan and discuss improvements for this year