

Villas of Babcock (Summerwind) HOA Board

Meeting Minutes

June 1, 2015

I. Call to order

Melissa Martinez-Carrasco called to order a regular meeting of the Villas of Babcock (Summerwind) HOA Board at 621pm on June 1, 2015 via JoinMe Online meeting.

II. Roll call

The following directors/officers were present at the meeting: Martin Salazar, Wilson Cantwell, Melissa Martinez-Carrasco and Karen Mueller. Angela Casas also joined after meeting had started. Monica Moreno, Property Manager, was also present. No other members were in attendance.

III. Election of Officers

After discussion regarding streamlining HOA duties and ensuring HOA is not taking on non-HOA related issues, the following officers were nominated, accepted nominations, motioned, seconded and elected as below:

Melissa Martinez-Carrasco nominated for President, Melissa accepted nomination. Karen motioned Melissa be elected and Martin seconded. None opposed.

Martin Salazar nominated as Vice President, nomination accepted. Martin accepted nomination. Karen motioned Melissa be elected and Melissa seconded. None opposed.

Karen Mueller nominated as Treasurer, nomination accepted. Martin motioned Karen be elected and Melissa seconded. None opposed.

Melissa nominated Karen as Secretary, nomination was accepted. Melissa motioned, Martin seconded. None opposed.

Board opted not to elect any optional officers.

IV. Old Business

1. Gate damage reimbursement

The young man that pushed the exit gate and caused the replacement of said gate and gate motor, was a visitor in the neighborhood. He did come forward, however the father did not have insurance on the vehicle and indicated he would pay for the damage out of pocket. Once he was notified of the amount of the damage, it became clear that he would be unable/unwilling to follow through on reimbursing the HOA for the damage. The Board discussed and has opted to file a claim with our insurance and allow them to subrogate against him. Our deductible is \$1000, so filing the claim will at least reimburse the HOA for the remaining \$4600. Insurance will subrogate and then if they cannot recover our deductible, we can further discuss small claim court options. Monica will pursue pressing charges and file the claim with insurance on 6/2. There was some concern about whether too much time had passed since the incident, but since we had already talked to the insurance company directly after the incident occurred we should not have an issue. Melissa will also contact the DA and see if they will take the case to pursue recovery of damages.

2. Center Island reimbursement

The driver of the vehicle transport did not have the proper insurance for the vehicle transport and is unable to pay the approximate \$3200. Discussion occurred about holding the homeowner who invited the guest into the neighborhood liable, but it would need to be in the governing documents clearly stating that the homeowner is responsible for the actions of their guests. The Board discussed further and opted to take him to court and send to collections vs. filing another insurance claim. Wilson mentioned he has an attorney that will handle the whole process for approximately \$200.

3. Land n Lawns Outstanding Balance

Land n Lawns continues to be unwilling to negotiate on the final payment considering the services in their contract with us that they admittedly did not provide and they have indicated they will be taking us to court. The Board opted to wait and see if they will follow through. We have all the documented evidence of the services they are charging us for and did not provide.

4. Final painting of speed bumps

As soon as we can have enough dry days, they will be back out to paint the last speed bump and finish the markings at the front, including a yellow box to indicate where the gate loop is at the exit. Monica will touch base with them to schedule it. Discussion about the re-painting of visitor and resident lanes on entrance. It was decided it's not needed. There have been some scheduling challenges also with Monica and him being able to get together. Karen offered to stand in if Monica is not available.

V. New Business

1. Increase of Annual Assessments

Discussion ensued about where the majority of our expenses are arising from. Consensus was this includes mostly investment properties, disrespect by residents and their visitors and the fact that the neighborhood is getting older and needing repairs. Discussion also ensued that we may eventually need to budget for a full property manager. Monica puts in up to 70 hours/week sometimes and she is working for less than 1/2 of the base cost of a property manager, and on top of the base cost every little action they take will be an extra charge. We need to plan for the possibility that Monica will not continue to perform her services at the current rate. Extensive additional discussion ensued.

It was decided that since an increase had only been done once since the inception of the neighborhood and that increase was over 5 years ago, so in preparation for future repairs as the neighborhood gets older and/or further unexpected expenses, the Board motioned to raise dues the allowed 10% for the 2016 cycle and target the money into a Money Market fund for future capital improvements as needed. A motion was made by Karen Mueller and seconded by Martin Salazar. Motion carried.

Wilson raised a question regarding the \$195 administrative fee for rental properties regarding it's frequency, was it being consistently collected and what the fee is intended to cover. Extensive discussion ensued. Final outcome, the fee is currently annual, we have been collecting it and it covers the multitude of activities that are required each time a new tenant moves in and the ongoing follow-up.

VI. Adjournment

Melissa Martinez-Carrasco adjourned the meeting at 10:09p.

Minutes submitted by: Karen L. Mueller, Secretary