

Villas of Babcock (Summerwind) HOA Board

Meeting Minutes

August 29, 2015

I. Call to order

Melissa Martinez-Carrasco called to order a regular meeting of the Villas of Babcock (Summerwind) HOA Board at 912am on August 29, 2015 at Prue Road Police Substation.

II. Roll call

The following directors/officers were present at the meeting: Martin Salazar, Wilson Cantwell, Melissa Martinez-Carrasco, Karen Mueller. Angela Casas also joined after meeting had started. Monica Moreno, Property Manager, was also present. Paul Vautier was also in attendance.

III. Old Business

1. 6/1 Meeting Minutes

Minutes were reviewed. Karen Mueller motioned minutes be accepted as presented. Martin Salazar seconded.

2. Exit Gate Damage Insurance claim update

Insurance paid and will subrogate. If fruitful our deductible will be reimbursed.

3. Center Island Damage Update

Lawsuit not yet pursued. We are now in JP3, which has office at Tesoro/Broadway. Form can be downloaded online and then must be filed.

4. Land and Lawns

Negotiated settlement of \$1000.00. Sent via certified check from Frost Bank to SW Recovery.

5. Speed Bump painting

Company has gone out of business. Monica purchased the needed yellow paint for \$160. Needs to be applied with spray machine, will rent. For now we will just do the yellow painting and plan for the red paint needed at a later date.

6. Park maintenance and Long term goals

Cameras likely still not recording. Cannot check remotely as there is no wi-fi at the park, only at entrance. Karen suggested investigating purchase of repeaters that would extend the entrance signal to the park.

Monica presented quotes for new playground equipment and a gazebo/shelter with concrete slab. After discussion, board agreed it was too much money to spend and we should start with just one addition first. After additional discussion it was agreed that we would pursue additional quotes for the shelter/gazebo. Martin has a contact to check with for the concrete slab. Other board members need to obtain additional quotes on shelter itself. The one in the quote was 24' in diameter and was nearly \$35,000.00 including slab, installation and freight. Wilson Cantwell motioned that we table the item until new quotes can be obtained. Karen Mueller seconded. Motion carried. In addition, the board agreed to attempt to sale the Rainbow play system since it is a safety hazard and high maintenance due to it's age and abuse by residents. Wilson Cantwell motioned that we list it starting at \$2000, and reduce to a minimum profit of \$1500 considering any cost needed to repair the most recent damage by residents. Karen Mueller seconded. Motion carried.

7. Gate Status

Gate was greased to fix the noise. The entrance arm was replaced due to damage by residents during last power outage. Currently the Quickpass panel is out and we are waiting for the replacement part to arrive.

The gate equipment and gate lighting were updated to exist on separate electrical circuits and all gate lights are currently functional.

A recent Quickpass upgrade caused some data to be lost and Monica has corrected the issue for all residents that have reached out.

Paul Vautier brought up the issue of the spikes at the exit gate. Board recollected that we had tabled the issue until all the ongoing gate issue could be resolved. Now that we are close to having all functional again, Monica will reach out again for the quote from our gate company.

The Summerwind Sign needed maintenance on some of the letters and lighting. Gas had to be added to the "I" and "W" and some other electrical maintenance was done. Overall cost approx. \$1300.

A new drip line is being installed for the area under the sign since there was a broken sprinkler head again and some of the sprinkler heads were actually spraying the sign. Mulch will be installed on top of the new drip line in the fall when the new plants are done. Noted that Babcock sprinklers are going to need replacement soon. Also noted that the Center Island tree canopy was raised and we need to add a sign that indicates "Low Clearance" and directs tall vehicles to use Braches Park as a detour. Monica will pursue. Sign will be at center island and also at gate keypad.

8. ACC Requests

Two outstanding - one for driveway extension and one for painting of garage door to a dark brown. Both approved.

9. New Legislation/Declaration Changes

After extensive discussion, it was determined that we only need to do amendments to the Declaration if we have additions we need to make that are not covered by the new legislation as legislation overrides the Declaration anyway. The only additions that cannot be done via amendment are any that deal with limited the use of property.

Discussion ensued on the \$195 Administrative Fee for new tenants. This needs to be updated to not be annual, but based on new tenants with no common thread. ie. All tenants move out and all new tenants move in. It does not apply with addition of tenant if existing tenant remains. Wilson Cantwell suggested making the pet registration a part of the New Tenant Registration so that it is all one form. Additional discussion ensued and it was determined that we need to rescind the Pet, Fine and Enforcement and Rental Restrictions Resolutions. Karen Mueller motioned same. Wilson Cantwell seconded. Motion carried.

Board agreed to change the title of the New Resident Registration form to New Tenant Account Neighborhood Access form. Wilson Cantwell motioned same with stipulation that \$195 is due at setup of account. Martin Salazar seconded. Motion carried. It was noted that we need to remove any reference to the lease. Also, incorporate the vehicle registration into the form so that it is all one form. In addition there was discussion about the need for a Fee Schedule. Monica will pursue.

10. Single Family Home rule

Rule states "...not more than one non-blood relative..." Wilson Cantwell will obtain free legal advice so that we know the process to pursue when this rule is being violated.

11. Property Manager Contract Renewal

After some discussion, Wilson Cantwell motioned that we renew the contract at \$450/month for an additional year, Sept 1-Aug 31. Angela Casas seconded. Motion carried. It was noted that the duties of the Property Manager need to include a monthly expense report.

IV. New Business

1. Yard of the Month

Martin suggested that we restart Yard of the Month in April. After some discussion, board agreed. Martin and Karen will work together to manage the process.

2. End of Year Events

Martin questioned if we will be planning any events for Halloween/Christmas. After some discussion it was decided that we will simply host the Best Decorations contests for each.

V. Adjournment

Meeting adjourned the meeting at 11:04a.

Minutes submitted by: Karen L. Mueller, Secretary