

**Villas of Babcock (Summerwind) HOA Board**

**Meeting Minutes**

October 5, 2014

**I. Call to order**

Melissa Martinez-Carrasco called to order a regular meeting of the Villas of Babcock (Summerwind) HOA Board at 735pm on October 5, 2014 via WebEx Online.

**II. Roll call**

The following directors/officers were present at the start of the meeting: Monica Moreno, Karen Mueller, Melissa Martinez-Carrasco.

A few residents were also present.

**III. Old Business**

There was no old business

**IV. New Business**

a. Reviewed the Fines and Enforcement Resolution. Agreed to change the time allowed for a violation to be corrected from 10 days to 7 days. Clarification of the "Number of Violations in a 6 month Period" section was given to confirm that it is referring to the same type of violation. Some discussion about providing 2 notices with no fine attached ensued. Karen disagreed. The law requires only one notice and so that should be sufficient. Example: On Friday, yard needs attention. Warning notice sent with 7 days to cure issue. On 8th day, a second notice goes out with a \$50 fine attached and another 7 days to cure issue. After that 7 days expires, then the next notice with the \$75 fine attached goes out. etc, etc.

After further discussion, a review of the Transponder Issuance Policy was also performed and minor amendments were made. A question was raised about the Motorized Vehicle Policy document that was being referenced. Melissa mentioned that Angela was reading from a document that dictated that left turns were not permitted from certain streets. No one was sure what document that was from so further investigation is needed.

A brief review was done of ACC Guidelines and Parking Resolution and the information was not found but extensive discussion ensued on the Parking Resolution amendment and the ability to park perpendicular on a driveway. It was decided to leave the verbiage as is and enforce it across the board consistently when vehicles are blocking the sidewalk.

Additional discussion ensued on the "Number of Violations in a 6 month Period" section of the Fine and Enforcement Policy.

Discussion of the UNPAID ASSESSMENTS section on the Transponder Issuance Policy ensued. Since it is referenced in the Assessment Collection Policy it needs to remain. Minor modifications were made. Discussion on the Assessment Collection Policy continued. Minor modifications were made until unanimous acceptance was reached.

b. Reviewed the Rental Restrictions Resolution. Some investigation was performed attempting to determine what the FHA guidelines are to ensure we are in compliance. Additional investigation is needed. In review of VIII we agreed to update the Fines Resolution to be consistent with the 15 and 90 days for hearings.

Karen Mueller motioned that we accept Fines and Enforcement Resolution, Rental Restrictions Resolution, Late Fee Resolution, Assessment Collection Resolution, and Transponder Issuance Policy. Melissa Martinez-Carrasco seconded. Motion carried.

f. Pet Resolution was briefly discussed. Resolution was then tabled for discussion at a future meeting.

g. Some discussion about what violations would be enforced. We agreed that everything should be enforced. Monica suggested bi-weekly walkthroughs on a Monday (either second and fourth week or first and third week of the month). Offenders get a second walkthrough a week later. Discussion about basketball hoops and placement of trashcans ensued. It was agreed that each board member would review the ACC Design Guidelines and propose amendments. Karen assigned task of determining process to amend the document.

h. Next Meeting potentially on Saturday, will determine via email.

## **V. Adjournment**

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

Minutes submitted by: Karen L. Mueller, Secretary