

Villas of Babcock (Summerwind) HOA Board

Meeting Minutes

May 23, 2015

I. Call to order

Melissa Martinez-Carrasco called to order the annual meeting of the Villas of Babcock (Summerwind) HOA Board at 911am on May 23,2015 stating that the meeting would be run per Robert's Rule of Order.

II. Roll call

The following directors/officers were present at the meeting: Melissa Martinez-Carrasco, Angela Casas, Karen Mueller and Monica Moreno, Property Manager was present. Established 20 members present. Quorum established

(Karen Mueller presented proxies for Carlos Ardavin-58 Caswell Circle, Doris Mitchell-15 Cavelier Pass, Samantha West-Torreys Post, and Randy Vanpay-72 McLennan.)

Karen Mueller asked that question for open forum be added: is there no parking on perpendicular streets during the day even when the visitor parking is full?

Question from the floor: Every meeting requires documentation of proof of notice. Special member meeting was advertised above and beyond what is required by House Bill. Notice was sent by postal mail, posted in the neighborhood board, posted on the official website. And in addition had it in the unofficial Nextdoor forum. It is the homeowners responsibility to keep an updated address on file. If they have provided an email address to HOA, an email can be sent also. Member stating no notice rec'd but Monica Moreno indicated no mail returned undeliverable.

Karen Mueller stated that members speaking on the floor cannot be heard on the webex and requested that question/discussion be repeated.

2014 Annual Meeting Minutes reviewed – Paul Vaultier motion to approve, Monica Moreno seconded. Motion carried.

10-18-2014 Special Member meeting minutes reviewed – Received motion from the floor requesting only that members in attendance be added to the meeting minutes. Martin Salazar seconded. Objection from floor but Melissa indicated minutes should only be non-approved if they are inaccurate, not for content. Question about minutes having to be approved in short timeframe. Monica indicated the minutes have been posted on Summerwind website.

Discussion of Year in Review.

III. Officer Reports

1. Property Manager Report

All Lights switched to LED.

Sprinklers switched to electric.

Still finding leaks and finding ripped drip lines, repairs continue.

All areas mulched for \$700 by boy scouts except cavalier

Painting in neighborhood done to cover graffiti.

Speed bumps added to neighborhood. One pending painting. Striping at exit still pending. All Gate maintenance complete, new loops, new motors, new cameras

Pole at Torreys need maintenance – to be complete within next 2 weeks

Center island car carrier driver did not have insurance to tow, so not recoverable. HOA had to pay to repair.

Exit gate damage, driver had no insurance and so we will probably have to take to court to recover. His pushing of the gate required motor replacement as well as gate replacement. \$5400 worth of damage. Our insurance will subrogate to attempt to recover damages.

Still have issues with parking. New tenants are unaware of the rules. We are in contract with Bexar Towing to handle the situation. Some discussion from the floor. Melissa will address the questions in open forum.

Karen Mueller mentioned that Summerwind sign was also cleaned and repainted.

Comments from floor commenting on the great strides made to improve the neighborhood.

Another comment from the floor stating that we need better audio capabilities if we are going to continue to use webex.

2. Treasurers Report

Treasurer responsible for ensuring treasury is done. Delegated duties to Property Manager, Monica Moreno

Budget overview commenced. 2015 proposed budget presented. Karen Mueller mentioned that a review of budgets from 2010 forward was done and noted that not many changes had occurred over the years. We then looked at actual expenses to develop the new proposed budget. Some outstanding questions, e.g. Services (OE) for \$3000, what does this cover? Still on point to have capital reserves of \$10000. Angela Casas point of clarification, Services (OE) encompasses phone, internet, etc.

Acting Treasurer, Monica Moreno provided report that we are on point to meet this budget as long as we do not have any further catastrophes, vandalisms or accidents. Currently, \$21513.01 in checking, \$14666.18 in savings. Only \$8700 outstanding in owed member dues vs the original \$74000 that was due. Kudos given to Monica for the huge push she executed to complete these collections. Some discussion ensued.

Carlos motioned to accept proposed 2015 proposed budget. Karen Mueller seconded.

Discussion about increase of dues. There has been no increase since 2008 when the gate went in. Karen Mueller mentioned that the only reason we survived the rough year budget-wise was because we had the \$74000 to depend on in Collections. Angela Casas questioned where the property mgr cost was in the budget. Karen Mueller pointed out that it is included in the Landscaping/Property Mgt line item since it is all included in one contract. Angela Casas mentioned that Capital Reserves should be funds that should not be touched for any reason. Melissa mentioned that unexpected expenses should fall under Operating Expenses. Melissa opened the floor for 5 minute discussion about increase in dues. Carolyn Orsinger opened the discussion and Angela Casas answered but Karen Mueller reiterated that members speaking on the floor cannot be heard on the webex. Summary was that special assessments and raising of dues irritate members. Melissa reiterated that we have in the bylaws the ability to raise dues 10% each year in a regular board meeting, and we have not had an increase in 8 years. Some additional discussion ensued. Angela Casas stated that she did not feel that it was fair to expect the members to pay higher dues to support the tenants that take up all the property managers time and cause the majority of problems in the neighborhood because they are not aware of the rules. Additional discussion ensued. Decision was made to table the due increase. Martin Salazar mentioned that HOA would probably need to make the decision and not ask the members if they want to pay additional dues because no one wants to pay more. Karen Mueller mentioned she would prefer raise vs special assessment. Carolyn Orsinger motioned to table discussion of increase. Martin seconded.

IV. Elections

1. Noted that board members can be increased to 5 positions, the year breakdown is:

Positions 1-3-5 = 1 year term

Positions 2-4 = 2 year term

Looking to fill at least 3 positions but we can elect up to 5. Open Nominations from floor requested for Board of Directors.

Monica Moreno nominated Martin Salazar and he accepted. Martin Salazar nominated Karen Mueller. Karen Mueller accepted for a 2 year term. Martin Salazar nominated Angela Casas. Angela Casas originally stated that she did not accept. Discussion ensued and she agreed to accept the nomination for a 1 year term only. Monica Moreno nominated Melissa Martinez Carrasco for 2 year term. Angela Casas nominated Wilson Cantwell. Nomination accepted.

1 year positions – Martin Salazar, Angela Casas and Wilson Cantwell

2 year positions - Melissa Martinez-Carrasco and Karen Mueller

Motion that all 5 nominated candidates be elected as uncontested. Motion carried.

V. Open Forum

1. Doris Mitchell wanted to make a proposal that we allow bi-annual dues payments

Monica Moreno indicated that members are able to pay their dues at any time they prefer as long as it is in on time. Property Manager will not generate bi-annual statements though. We will continue to mail statements in October only.

2. Doris Mitchell in favor of putting spikes at exit gate to keep people from coming in the wrong way.

Karen Mueller mentioned that she is in favor of the spikes also. BOD will further discuss and address this issue.

3. Doris Mitchell 3rd point of order, she did not agree with restricting the type of pets homeowners can have.

4. Diana Twiss commented that Nextdoor comment indicated we should maybe add signs to clarify which side of the street is allowed to park on. She agrees or that something needs to be done to simplify the parking resolution.

Monica Moreno indicated that signs had been discussed at a previous meeting but members didn't want extra poles in their yards. Members indicated keep the signs at the entrance and not on each street. Martin Salazar suggested changes to the date order for left/right parking so that we go by even/odd months vs 1-15 and 16-30th. Additional discussion ensued. Melissa reminded members that our neighborhood was cited by the city because the Fire Department could not get thru and there was additional damage incurred on property. Angela Casas mentioned that BOD has the right to pass resolutions to clarify Declaration, and that is the reason the Parking Resolution was created. Discussion about school buses declining to enter the neighborhood and the long battle that had to be fought to get them to come back into the neighborhood. NISD needed us to ensure we had a towing company on contract to ensure the streets remain clear to allow bus and emergency vehicle passage. Additional discussion ensued, including the citing of single family residence violations.

Additional question from the floor regarding allowing homeowners to park on the street. Angela Casas reiterated that Declaration states that members are never allowed to park on the street. Melissa suggested that we add this statement to the Parking Resolution so that you get the full picture in one document. Additional discussion ensued. BOD will pursue an amendment to the Parking Resolution to simplify it and ensure that resident cannot park on the street. Also, BOD will post the general parking rules on the neighborhood board.

5. Question from floor about official use of Nextdoor. Nextdoor is not official, but as a courtesy we did sign up with a SUMMERWIND account so that board can officially post on Nextdoor if needed. Board members posting as themselves on Nextdoor are posting as members not directors.
6. Question from the floor regarding changes to resolutions and newly adopted resolutions. BOD is awaiting feedback from legal representation. Based on legal recommendations we may rescind. The new rental resolution has been adopted but we are currently not enforcing denials, again pending input from legal representation. Melissa mentioned that it should be noted that House Bills always supersede HOA documents.
7. Question from the floor about proper entrance gate usage. Monica Moreno indicated that residents with transponders should pull up to right so transponder can be read. Visitor pull up to keypad. We realize that residents with transponders cannot prevent other from piggybacking. Martin Salazar suggested that we add a stripe to clearly indicate that there are 2 lanes.
8. Martin Salazar question about how to get reimbursement for gate hitting and damaging their car. Melissa mentioned we need specific date/time because we have reviewed the video and did not find the incident. If we can find the incident on the video, we are willing to reimburse if the gate malfunctioned.

VI. Adjournment

Melissa adjourned the meeting at 1147am.

Minutes submitted by: Karen L. Mueller, Secretary