

The Villas of Babcock (Summerwind) Homeowners Association Annual Meeting Minutes
Zoom Meeting
October 20, 2020
7:00 PM

Called to Order

Martin Salazar called the meeting to order at 7:02 PM.

Roll Call

Board of Directors Present: Martin Salazar, Monica Leos, & Marshall Pipkin; Angela M. Casas joined @ 7:15PM; Ferhat Ozturk joined at 8:11PM

1. Execute Session from 7:15-7:59 PM.

2. Landscaping Contract-

Martin Salazar gave a negative report on existing contractor, Chad and proposed to terminate the contract and recommended using Bexar Mowing.

Monica Leos recused herself from discussion.

Angela M. Casas expressed concern of a conflict of interest with Monica Leos ownership of company and position as Board of Director. Marshal Pipkin also expressed concern the conflict of interest of Monica Leos ownership and position as Board of Director. Martin Salazar would like for Bexar Mowing's first service date to be in November 2020.

Ferhat Ozturk joined meeting at 8:11PM

Martin motions to terminate existing landscaping contract. Marshall Pipkin second motion. Vote 3 YES, 1 ABSTAINED (Ferhat Ozturk) & 1 RECUSED (Monica Leos).

3. Budget-

- I. Marshal Pipkin brief on proposed 2021 Budget (ATTACHMENT)
- II. Allocated \$225 for playground maintenance/improvement.
- III. Angela Casas motioned a 10% increase of annual assessments to meet proposed 2021 budget and \$5000 capital reserve deposit. Marshall Pipkin second motion. Vote 5 YES; motion carried.
- IV. Marshall Pipkin motioned to approve proposed 2021 Budget. Martin second motion. Vote 5 YES; motion carried.

4. Ferhat Ozturk expressed issue with visitors and /or residents coming into property through exit gate. Reported that gate was hit/interrupted from normal function because a visitor and/or resident tried to come through the exit gate.

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Martin Salazar would like to remove the temporary gate code on November 2, 2020.

Martin Salazar created a flyer addressing gate use and access to be sent out to residents. Ferhat Ozturk offered to edit flyer.

5. Martin proposed a November discount of \$25/transponder plus \$5 shipping & handling. Ferhat Ozturk second motion. Vote 2 YES, 3 NO; motion failed.

6. Christmas Lighting Project-

Martin Salazar presented project costs of \$300 for labor, 20 strands/tree. We have 17 strands in inventory. Still need 43 strands. Martin Salazar motioned to purchase light strands, and approve Bexar Mowing to install tree lights and to defer Halloween funds not used to this project. Ferhat Ozturk second motion. Vote 4 YES, 1 ABSTAINED (Monica Leos); motion carried.

7. Christmas Decoration Contest-

Martin Salazar makes a motion to have same activity as Halloween. House decoration contest totaling \$100 (1st prize \$50 and two \$25 awards). Ferhat Ozturk second the motion. Vote 4 YES, 1 NO; motion carried.

8. Monica Leos motioned to get legal opinion on HOA recourse for gate damage. Marshall Pipkin second motion. Vote 3 YES (Monica Leos, Marshall Pipkin & Angela M. Casas), 2 NO (Martin Salazar & Ferhat Ozturk).

9. Next Board of Directors Meeting will be scheduled for October 17, 2020 at 7:00 PM.

Adjourn

Martin Salazar adjourned the meeting at 9:15 PM.

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EXECUTIVE SESSION

1. Delinquent Accounts-

Martin Salazar motioned to send delinquent accounts with a balance > 1000 post attorney letters (n=5). Monica Leos second motion. Vote 5 YES; motion carried.

2. ACC Violations-

Martin Salazar is going to ask for Trio to filter out from list homes that have maxed out on notices and eligible for HOA to decide/vote to take corrective action.

3. Monica Leos will be taking over oversight of Quickpass and Towing.

4. Martin Salazar will be taking over Community Board posting.

5. Marshall Pipkin motioned to approve ? for 122 McLennan Oak. Martin Salazar second motion. Vote 5 YES; motion carried.

6. Martin Salazar motioned to send all other delinquent accounts (HOA dues), \$128-486 attorney letter. Marshall Pipkin second motion; Vote 5 YES; motion carried.

7. Marshal presented his review of budget and discussion:

- a. HOA will have a shortfall of 12,000/year.
- b. Agrees with Angela about not going into savings.
- c. Martin Salazar does not think that are annual due rate is high enough to cover required expenses. Martin reports that McLennan Oak is the only street that will need maintenance but okay for now. Martin proposed that we need to get to a \$600 annual assessments rate to be paid in multiple payments.