

The Villas of Babcock (Summerwind) BOD Meeting Minutes  
02/11/2018

**I. Called to Order**

Karen Mueller called to order the meeting of the Villas of Babcock (Summerwind) HOA Board at 806am.

**II. Roll Call**

The following directors/officers were present at the meeting: Karen Mueller and Melissa Martinez-Carrasco. Martin Salazar arrived shortly after the call to order. Also in attendance, Esmerelda, acting property manager for 23 Torreys Post.

**III. Presidents Report**

1. No report.

**IV. Treasurer's Report**

1. No report

**V. Secretary's Report**

1. Martin Salazar motioned that the 2/1 Special Member meeting minutes be approved as presented. Melissa Martinez-Carrasco seconded. Motion carried.

**VI. Summarize Business conducted via Email**

- none

**VII. Old Business**

- Discussion on vote results of 2/1/2018 Special Member meeting ensued. Martin Salazar suggested it would be helpful to see approve/reject broken down by onsite vs absentee owners. Karen Mueller agreed to check for the data and provide the analysis. Melissa Martinez-Carrasco indicated that she received feedback that our ballot was too lengthy. A ballot should be short and concise, with details for each ballot item attached in a separate document. Karen will resend the ballot to Martin and he agreed to provide a draft of a shorter ballot. Some suggestions to also reduce the number of ballot items were to remove the item about city parking rules, as those will apply regardless, and to potentially consolidate other items like the maintenance standards and assessment discounts.
- A review of the first draft of the update Parking Resolution was presented as requested by Karen Mueller. It was agreed that Martin will forward to Bill Crist for his review and also contact him to schedule the earliest possible time for a face to face Q&A session with BOD. Martin suggested we need to develop our list of questions. Karen mentioned needing clarification on his comment about providing a warning before any enforcement action and/or discussing in an open board meeting, but suggested BOD first re-read all previous responses from Mr. Crist.
- Discussion about actions items needed prior to enact vote results. Martin reiterated that red-lining all streets is not required as long as we have sufficient signage. Bexar Towing will provide the signage for minimal fee.
- Based on the availability of Bill Crist BOD will target to have Annual Meeting on 4/14. If Mr. Crist suggests additional time needed, the backup date will be 5/12 to accommodate Fiesta, Cinco de Mayo and Mother's Day. BOD got acceptance from owner of Taqueria to allow meeting to be held in their front room. BOD agreed to provide breakfast tacos and coffee to members in attendance. Some discussion on annual BOD elections and what is needed in preparation ensued. If we can find 5 individuals willing to serve, we will elect 2 for 2year terms and 2 for 1 year term. (Martin serving year 2 of his term.)

**VIII. New Business**

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- Martin Salazar suggested getting estimates for new cameras at the park. The current cameras have been in operational since DVR was removed, but even when operational, the images are too far away and too poor of quality to identify individuals. Martin will check with Trio for companies that can provide estimates.
- Martin suggested we entertain bids from an onsite security guard. He will check into getting estimates.

**IX. Next meeting**

Next meeting will be scheduled after the meeting with attorney, Bill Crist.

**XI. Adjournment**

Martin Salazar adjourned the meeting at 950am.