

Villas of Babcock (Summerwind) HOA Board

Meeting Minutes

March 6, 2017

I. Call to order

Melissa Martinez-Carrasco called to order a regular meeting of the Villas of Babcock (Summerwind) HOA Board at 634pm on March 6, 2017.

II. Roll call

The following directors/officers were present at the meeting: Karen Mueller, Melissa Martinez-Carrasco, and Martin Salazar. Paul Vaultier was also in attendance.

III. Officer Reports

1. Presidents Report

- No report

2. Secretary Report

- Tabled until Angela Casas arrives.

2. Treasurer Report

Karen Mueller briefly reviewed the financial reports that Trio provided. Nothing out of the ordinary. Collections are proceeding. BOD agreed to post the main page of the report to the website for members to review.

IRS Tax Return Status tabled until Angela Casas arrives.

IV. Old Business

1. Gate Repair

Gate company has not arrived. Table pending update from Jessica. Open gate is probably just in entrapment. Exit gate is opening too far and arm is getting reversed. Karen offered to correct it but Trio has said the gate company was scheduled – we think since beginning of February – so we don't want to fix it and the gate company comes the next day. We also still have issues with the cameras. Melissa suggested we should fix gates ourselves if we do not hear from Trio by tomorrow. Martin indicated gate is nothing but trouble and every meeting it's on the agenda. He suggested we escalate with Trio since they are not responding to Melissa or contact the gate company directly. We need to get the cameras fixed so that we have recourse against vandals. Karen suggested we need to add fines to Declaration for gate abuse because there are no repercussions right now. Karen reminded that we set a budget for the gate and we agreed that we would stick to the budget. Melissa will attempt to get an ETA from Trio.

2. Sept Gate claim

Denied by insurance company.

3. Cameras

Pending update from Trio on when Compound Gate company will come.

4. Landscaping Contract

Tabled until Angela Casas arrives.

5. Repair of Summerwind Sign and Board

Sign is fixed and paid.

Board budgeted \$125. Karen reported materials have been purchased. Mueller Electric is fixing it for us for free and right now he has rush jobs for paying customers so as soon as that clears up, he will get it done.

New letters came, in very nice case but not using yet until lock on board is fixed.

6. Irrigation Repair

Monica Moreno reported station 2 sprinkler head replaced. Station 5 & 8 fixed. Center island solenoid replaced. Station 7 at front replaced sprinkler head but there is still a problem with valve. She indicated this is a big job, estimates a \$500 job and Bexar Mowing does not have time to do it right now. Station 3 still cannot find the issue. A irrigation plan is really needed. Station not critical since station 4 waters the rose buses. Melissa requesting Monica send the invoice so we could get it paid. Monica questioned if we want her to fill the hole by Station 7. Melissa requested she fill the hole as we are not going to repair it now.

Angela still not arrived, moving to New Business.

V. New Business

1. Trio Transition

Transition is complete. Contact numbers updated on website. New gmail activated and website updated to point all non-financial issues to it – sasummerwindhoa@gmail.com. Karen questioned about bi-weekly drive-thrus, which are due this weekend. To confirm, for those on the 3rd violations it should be a report to city? Monica reported Trio requested one force mow for property on Cavalier Pass. Some discussion about what process we want to follow to ensure consistency. Martin suggested we need to put details in writing and post on website for members, and email to membership. Melissa suggested we talk about in Executive Session so we can wait for rest of the board to arrive. Karen suggested we cannot just keep tabling items. Entire BOD knew the meeting was tonight. Opting to move forward, Martin suggested friendly notice, then warning, third is report to city and fourth notice if grass is more than 12" over 50% or more of the yard, request a force mow. Price of force mow for expedited service agreed at \$75 for mow, edge, blow within 24-48 hours. Melissa asked if we need to do a motion. Martin reported that Angela is on her way so table vote until she arrives.

2. Annual Meeting Preparations

We set a date of a Saturday, April 8th but we cannot use Prue Station on weekends – or Tuesdays – and schools do not allow weekend use, so we may want to pick a weekday. Opted to try to find another place to have the meeting since weekend would be the most likely attended.

3. Tabled Item recalled

Angela arrived so Melissa summarized process for drive-thrus. Karen motioned that process be 1st violation is a friendly notice, then 2nd is a warning, third is a report to city and fourth notice if grass is more than 12" over 50% of the yard, is a force mow. Price of force mow for expedited service on overgrown yard will be \$75 for mow, edge, blow to be done within 24-48 hours. Angela seconded. Motion carried.

4. Next BOD Meeting

Martin confirmed Prue station is only available M-F. Discussion ensued and BOD agreed to attempt to find another location and attempt to keep the meeting on a Saturday. Martin suggested Royal Inn by Starbucks. Melissa reported that they were going to allow her to have a Toastmasters meeting there. Agreed BOD would look for a place and time was set to 10a.

5. New HOA Laptop

Melissa has not found one yet. Tabled item.

Meeting adjourned at 725p.

Executive Session was not recorded. No notes received from elected Secretary at time of meeting. Discussion on Landscaping Contract occurred and company was selected. Also discussion on upcoming Declaration changes. (Unsure of other items discussed at this point.)

Minutes completed by 2017-2018 Secretary/Assistant Treasurer, Karen Mueller