

Villas of Babcock (Summerwind) HOA Board

Meeting Minutes

August 19, 2017

I. Call to order

Martin Salazar called to order a regular meeting of the Villas of Babcock (Summerwind) HOA Board at 931am.

II. Roll call

The following directors/officers were present at the meeting: Melissa Martinez-Carrasco, Paul Vautier, Martin Salazar and Karen Mueller. Member Monica Moreno was also online.

III. New Business

Martin Salazar indicated email Resignation of Director/Treasurer/Trio Liaison received from Paul Vautier and a motion needed to accept. Karen Mueller made a motion to accept the resignation. Martin Salazar seconded. Motion carried.

Martin indicated we would entertain a motion to appoint an interim Director. Karen Mueller motioned that Melissa Martinez-Carrasco be appointed interim Director. Melissa Martinez-Carrasco accepted the appointment. Martin Salazar seconded. Motion carried.

Some discussion ensued as to allowance for occupation of officer positions. Karen Mueller also mentioned that the Trio liaison needs to have time to do the follow-ups that have been historically necessary to ensure we are getting responses from Trio. Cited were the outstanding status of taxes/CPA, Franchise status, answers to financial questions from July posed by Paul Vautier and Karen Mueller after meeting to review. Martin requested that the email with financial questions be re-sent and he agreed from now on when sending items to Trio he will BCC the BOD so that we know it has been provided to Trio.

After lengthy discussion, it was agreed that Martin Salazar will take on the duties of Treasurer and Trio Liaison. Karen Mueller will serve as Assistant Treasurer, with the agreement that they meet on a monthly basis to review the financial reports provided by Trio. Karen Mueller motioned that Martin Salazar be appointed Treasurer. Melissa Martinez-Carrasco seconded. Motion carried. Karen Mueller motioned that she be appointed Assistant Treasurer. Martin Salazar seconded. Motion carried.

Martin Salazar requested that we go ahead and reserve Prue Station for next meeting on 8/28 and for Special Member meeting on 10/2, since we have not found a place to host a Saturday meeting. Karen will call to reserve on Monday. Once reservations are confirmed, approval of additional Declaration changes, the postcard and door hanger were approved by Bill Crist, and thus the order can be placed. Martin requested that Melissa provide proposal for the robo-calls. Melissa agreed to provide. The order for postcard and door hanger is at about \$140. It will go up some once we add the mailing of the postcards, but we should be well within our budget of \$500. Martin requested that we add 10 posters to the order to be placed strategically around the neighborhood. Karen will add to order. We also will discuss plan for Q&A session at the park, as well as finalize marketing strategy, during the next BOD meeting.

Question was raised regarding status of the gate. Karen indicated workorder was created and last we heard we were waiting for special order parts to arrive. Karen will contact Compound Security for an update.

Lastly, Martin suggested that we plan for a Fall Event in the park, maybe around October/Halloween.

Next BOD meeting – 8/28 at 7p. Special Member meeting scheduled for 10/2, also at 7p.

IV. Adjournment

Martin adjourned the meeting at 1010am.

