

The Villas of Babcock (Summerwind) BOD Meeting Minutes
04/17/2018

I. Called to Order

Martin Salazar called to order the meeting of the Villas of Babcock (Summerwind) HOA Board at 908am.

II. Roll Call

The following directors/officers were present at the meeting: Karen Mueller, Melissa Martinez-Carrasco and Martin Salazar.

III. Presidents Report

1. No report.

IV. Treasurer's Report

1. No report

V. Secretary's Report

1. No report

VI. Summarize Business conducted via Email

- HOA BOD agreed to retain a storage area and to purchase a shelf to help organize items in the storage unit.
- Discussion on member that wanted to make a sizeable payment but Trio would not accept and told them they had already been sent to attorney. When member called the attorney, he indicated he did not have their file. BOD agreed that Martin should tell Trio to accept their payment.
- Discussion on Member2 that wanted to make a \$100 payment and then go on a payment plan of \$170/month. BOD agreed. Martin will notify Trio.
- Martin confirmed with Trio that they will send the annual meeting notice for us with candidate form and proxy included, with "soft" deadline to return of 4/30.

VII. Old Business

- Discussion on Parking and the logistics necessary with Bexar Towing.
 - o Agreed to do permanent tags (one color for owners & one for tenants). Karen to research pricing. Also pricing on new visitor tags. BOD agreed to stick with the 1a-6a being the time that requires a tag.
 - o Agreed on the following process when owner is in street or visitor parking
 - For example, owner noted in violation on 4/1, on 4/2 "friendly" violation letter to be sent.
 - Cushion of 7 days between "friendly" and certified, so if on 4/10 they are again found in violation a meeting will be called so motion can be made to send certified letter
 - Upon sending of certified letter, member will be given 7 days to cure from the date of mailing
 - Immediate towing upon repeat violation after 7 days for the next 60 days, then cycle restarts
 - o Tenants and visitors do not have the same rights, they are subject to immediate towing.
- Need to write proposed rules in bullet form to be sent to attorney. It should reinforce registration of member vehicles required to exercise member rights. Martin suggest changing the 1-15,16-31 rule to odd/even months and suggest red-line all of McLennan, Viaduct and Cavelier.

VIII. New Business

- Martin Salazar motioned to obtain quote for additional speed bumps. Karen Mueller seconded. Motion carried.
- Martin suggested we need to add color to the front/more flowers.
- Suggested we get quotes to complete conversion of lamps from halogen to led, to include the 4 at the gate.

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- Need to review/finalize Master 5-year Plan for Park.

IX. Next meeting

Annual Meeting on 5/5 at 10a at Tapatio.

XI. Adjournment

Martin Salazar adjourned the meeting at 1040a.