

The Villas of Babcock (Summerwind) BOD Meeting Minutes
05/21/2018

I. Called to Order

Martin Salazar called to order the meeting of the Villas of Babcock (Summerwind) HOA Board at 710p.

All 5 board members ultimately attended the meeting.

II. Presidents\Treasurers Report

1. Martin reported requesting access to financials for new BOD members and forwarded approved budget. He also confirmed that the contract with Trio auto-renews with no signature needed and discussed moving to full service with them. They were not keen on the change but agreed to do drive-thrus for \$175 each. BOD agreed it was too expensive as we already pay them \$525 for financial service only.
2. Current balance: \$59692.51. Trio suggested we move the bulk of the money to Reserve account to increase interest earned. Martin Salazar motioned to move \$30,000. Karen Mueller seconded. Motion carried.
3. Update on the payment plans requested was that the 2 owners never responded after receiving approval of the proposed payment plan. Currently in collection with the attorney we have \$16780. Some discussion about updating the process for accepting payment plans was discussed but issue was tabled so that House Bill could be reviewed.

III. Secretary's Report

1. 4/17 Meeting minutes were accepted with one update – correct date in header.

IV. Summarize Business conducted via Email

1. There was an outstanding invoice for the attorney. 2 approvals to pay recd in email. Angela Casas provided the 3rd approval. Invoice to be paid.
2. A gate invoice and estimate were approved.

V. Old Business

- Reviewed the violation notice templates. All accepted as is, noting that Final Notice will now need to be Certified Letter vs Email. Reviewed the ACC Guidelines and agreed to actively enforce the following sections:
 - o Major Exterior changes
 - o Fences
 - o Painting (grandfather in those already done by taking pictures by 6/1)
 - o Landscaping
 - o Holiday Ornaments
 - o Oil Stains
 - o Window Treatments
- BOD agreed to start Yard of the Month program as budgeted.
- Reviewed quotes for upgrade of lights from halogen to led. Armando-\$180ea, Mueller Electric-\$50ea. BOD opted to get 2 more bids. Angela to check for recommendations.
- Reviewed Options for Park Improvements – opted to table until pricing for Light upgrades can be finalized
- Discussion on Parking and following ultimately accepted by majority:
 - o Street parking is for visitors only
 - o We will order Resident (500) and Owner(300) stickers
 - o Want to include a definition of “visitor” to parking rules to indicate they are occasional
 - o Visitor parking will continue to be for visitors only
 - o Opted to treat Tenants/Residents like owners, providing the same rights to all to include requiring a BOD meeting and mailing of a Certified Letter prior to ANY enforcement action
 - o Agreed to make the above updates to the draft and send to Bill for his framing.
- Some discussion on HOA Property Mgmt; ultimately issue was tabled.

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VI. New Business

- none

IX. Next meeting

TBD

XI. Adjournment

Martin Salazar adjourned the meeting at 1030p.