

The Villas of Babcock (Summerwind) BOD Meeting Minutes
06/25/2018

I. Called to Order

Martin Salazar called to order the meeting of the Villas of Babcock (Summerwind) HOA Board at 702p.

All 5 board members ultimately attended the meeting.

II. Secretary's Report

1. 5/21 Meeting minutes were reviewed. Martin Salazar made a motion to accept, Melissa Martinez-Carrasco seconded. Motion carried.

IV. Summarize Business conducted via Email

1. Paco painted the graffiti in the park for the agreed upon \$350.
2. Approved invoice 91984 for gate dispatch. Discussion on gate estimates, the one for repair already approved via motion and the new one that is triple in price. BOD agreed to get a new estimate from Automatic Gates and More. Karen to send pictures of parts left by Compound to Monica.
3. Bulbs to replace halogen lamps in street lights were ordered (\$600 @ \$75ea). Contractor ready to begin replacements with labor of \$60 each to remove ballast and replace bulb. If there is no ballast then it's \$50 each to replace the light bulb.
4. Motion to order bulbs for gate lights passed by Martin, Monica and Karen. Karen agreed to install. NOTE: Bulbs were never ordered. Contractor replacing Halogen with LED on street lights replaced them.

V. Old Business

- Discussion on improvement in park. BOD agreed that we need a turn-key estimate for any improvement proposed.
- Reviewed Parking Rules and Regulations.
 - o Discussion on what should be red-lined and agreed to purchase the red paint and use our striper to red-line the streets. Karen will work on parking map to represent red-lining as discussed.
 - o Agreed to use both postal mail and email to communicate to the members. Communication will include the fact that they need to register a vehicle and affix the owner or resident sticker in order to take advantage of new owner rights and avoid immediate towing when in violation. Mailing will include the Vehicle Registration form. Karen to send a list of needed supplies to Martin for ordering with the HOA Credit Card.
 - o Agreed to order signs for neighborhood and door hangers. Karen will do initial design and share with BOD.
 - o Martin will also handle the communication via Nextdoor.
 - o Martin will coordinate with Bexar Towing to ensure they are ready to begin enforcement.
 - o Karen will remove the "Summerwind" from the resident and owner stickers.
 - o Agreed to begin enforcement as of October 1, 2018 (10/1/2018).

VI. New Business

- none

IX. Next meeting

TBD

XI. Adjournment

Martin Salazar adjourned the meeting at 818p.