

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

I. Called to Order

Karen Mueller called to order the meeting of the Villas of Babcock (Summerwind) HOA Board at 706p.

Directors in attendance were Monica Moreno and Melissa Martinez-Carrasco. In addition, 5 owners/residents were in attendance.

II. Secretary's Report

1. 6/25 Meeting minutes were reviewed. Karen Mueller made a motion to accept, Monica Moreno seconded. Motion carried.

IV. Summarize Business conducted via Email

-Approved \$650 to repair irrigation system

-Approve to replace pillar light at front for \$40

-Insurance approved for renewal

-Approve to order supplies including toner, paper, envelopes and stamps for member mailing

-Approve to send the parking rules to attorney for one more review and for him to file with city

-Approval for \$25 to replace lock and chain for drainage gate that had to be cut open

-Approval for Mueller Electric to fix the weld on the entrance gate cage free of charge

EMAIL MOTIONS PENDING

Approval to order striping paint for \$64.20 (approval from Karen Mueller, Martin Salazar). Monica Moreno also sent approval via email prior to meeting.

Approval to update supply order, accepting 2 magenta cartridges and increasing order of black to 2 also (approval from Karen Mueller, Martin Salazar). Monica Moreno provided her approval.

V. Old Business

- Discussion gate repair options
 - o The options were reviewed/discussed and a 4th option was suggested by member – remove the gate altogether. After full discussion was completed, member sentiment was collected. Karen Mueller made a motion to reflect same: Execute Option 2 to replace the operator for \$2950, spend up to \$1000 to ensure we have cameras that will allow us to prosecute gate vandalism and once the cameras are operational, close the gate. Melissa Martinez-Carrasco seconded. Motion carried.
 - o Monica will get with the gate company to start the replacement. Karen will work to replace the 3 cameras that are no longer functioning. Zoltan is going to obtain a quote for internet service from Sprint for business.

VI. New Business

- none

IX. Member Open Forum

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Discussion about upcoming new parking rules ensued. Monica Moreno suggested that we begin sending “friendly” warnings out to owners/residents in violation as early as September 1st to ensure they are aware that they are going to need to make arrangements to be in compliance. Abuse of visitor parking was specifically cited. The new proposed rules were reviewed with those in attendance and it was reported that final review was being performed by attorney. As soon as approval received, door hangers, signs and banners to be ordered. Valerie Watson offered assistance in distributing door hangers.

Valerie Watson, 47 Latrobe Post, questioned the process for walk-throughs and getting fences in disrepair cited. It was reported that Angela Casas had volunteered to do walk-throughs. She was not in attendance, but Valerie indicated that she would like to assist with the walk-throughs.

Questions raised about the money set aside for improvements after dues were raised. The money has not been spent and it was noted that improvements for the park were specifically cited when setting the money aside. Some discussion ensued and attendees suggested that a water feature would be a great addition to the park. There is an item called a splash pad that is \$1700. Members in attendance agreed it would be a good improvement, but after some discussion it was decided we should get the gate operational and see how it goes before spending the money. In the meantime, the proposed park plan should be updated to include the water feature.

Valerie Watson asked who the current board members are. Board members were listed and Melissa Martinez-Carrasco mentioned that she would like to take a break from the Board. She had agreed to serve again with the agreement that the BOD would attempt to find a replacement. Valerie Watson indicated a desire to serve. Karen Mueller made a motion that Melissa be released as Director and Valerie Watson be appointed in her place. Melissa seconded. Motion carried.

XI. Next Board Meeting

TBD

XII. Adjournment

Karen Mueller adjourned the meeting at 826p.