

The Villas of Babcock (Summerwind) BOD Meeting Minutes
09/24/2018

I. Called to Order

Martin Salazar called to order the meeting of the Villas of Babcock (Summerwind) HOA Board at 700p.

Valerie Watson, Monica Moreno, Karen Mueller and Martin Salazar were the directors present. In addition we had 2 members present.

II. Secretary's Report

1. 8/20 Meeting minutes were sent to BOD on 8/31. Monica Moreno made a motion to accept, Valerie Watson seconded. Motion carried.

IV. Summarize Business conducted via Email

Item tabled.

V. Old Business

- Gate repair is complete. Just pending installation of new cameras and registration of vehicles from majority of residences, as motioned at last meeting, prior to closing the gates. Karen reported about 50 residence registrations are done, 15 pending plus whatever is in email unread so far.

VI. New Business

- Discussion on what's needed and the plan for parking enforcement beginning 10/1 ensued.
 - o Monica motioned that we distribute warning letter, as shared with those in attendance that is used by Kenton Place, to all vehicles parked in the street and/or visitor parking to be distributed as often as possible between now and 10/1. Karen seconded. Motion carried. BOD will work to re-word the notice to fit for Summerwind.
 - o It was agreed that upon discovery of registered vehicle(s) found in violation we will begin coordination to schedule the required Open BOD meeting to vote on distribution of Certified Letter(s). As previously agreed, time to cure will be 7 days from the day the certified letter is mailed.
 - o Monica questioned what amount was left for installation of new cameras. Karen will pull the total spent and the amount approved and send the information.
 - o Monica Moreno motioned that we update/utilize the formal notice used by Kenton Place when it is suspected that a vehicle that is consistently in the street or visitor parking is a resident. Karen seconded. Motion carried.
 - o By October 1st we need to finalize vehicle registrations and stripe the streets. Valerie offered to assist with sending emails to members that have not yet registered. Karen needs it to stay dry so the striping can be done.
- Attorney Collections
 - o As Martin walked out about 720p, stating 'I'm out' several times, we did not receive an update on this. Karen reported that we have previously on multiple occasions requested the actual written collections process, as well as the fee schedule, from Trio and never received it. Due to the lack of progress/updates, Karen motioned that we appoint Monica Morena as Trio Liaison. Valerie seconded. Motion carried.
- Violations enforcement
 - o Valerie is now doing violation drive thrus and sending violation letters. She questioned what is allowed as far as signage in the front yard and modifications to the front of the home. Examples: political signage, installation of awning over garage, installation of new large windows to front of home, etc. Karen noted that she believes the ACC guidelines indicate one sign is allowed in the front and that it must be a real estate sign. For major modifications to the front of a home, an ACC Request is required to be submitted/approved prior to the modifications.

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VII. Member Open Forum

- Some questions and discussion about the towing of commercial vehicles ensued. We need to review the current laws for clarification.
- Some discussion/clarification on the new parking rules ensued. Valerie reported that most residents she encounters during walk-thrus are happy that the enforcement will be starting.

IX. Next meeting

BOD agreed to meet for final preparations and recap/updates prior to 10/1 on Saturday 9/29, at 7p at Starbucks.

XI. Adjournment

As Martin had to leave, Karen Mueller adjourned the meeting at 800p.