

The Villas of Babcock (Summerwind) BOD Meeting Minutes  
9/29/2018

**I. Called to Order**

In absence of President Martin Salazar, Vice President Karen Mueller called to order the meeting of the Villas of Babcock (Summerwind) HOA Board at 705pm.

Directors in attendance were Karen Mueller, Monica Moreno and Valerie Watson. Zoltan was also in attendance.

**II. Secretary's Report**

1. 9/24 Meeting minutes were reviewed. Valerie Watson motioned to accept the minutes with one amendment to change "Martin had to leave" to "Martin walked out about 720p, stating 'I'm out' several times." Monica Moreno seconded. Motion carried.

**IV. Summarize Business conducted via Email**

- Approve payment plan for owner as requested by Trio
- Approve purchase of stamps via petty cash
- Provide Receipts for amazon purchases to reconcile HOA debit card
- Final parking rules approved by attorney and filed with city
- Motion passed for order for striping paint
- Order placed for Supplies approved via motion in June

**V. Old Business**

- Discussion on what still needed for 10/1 enforcement
  - o Color of striping paint was reviewed and approved to proceed. Karen will attempt to do the striping tomorrow barring further rain. Will be required to blow street clear prior to striping.
  - o Quote was received for \$80/camera for installation. It was agreed that seemed quite expensive considering the power and mounting is already there and it's just a matter of swapping cameras. Zoltan and Valerie agreed to obtain an additional quote. Karen will retrieve the manual for the cameras to review what's needed for setup. A larger enclosure that can accommodate a fan is needed in order to accommodate addition of the new DVR. Karen provided some options but it was agreed measurements were needed to determine the best option. Valerie also suggested we might investigate spray insulation to help prevent overheating.
  - o Notices to be distributed tomorrow were reviewed and an alternative design was suggested to shorten the notice. Karen will put a draft together and send this evening for review. If approved we can print and distribute to windshields of all vehicles tomorrow as a final reminder.
  - o In addition, it was agreed that we should have a notice for suspected owners that are using visitor parking. I.e. Residents that have previously registered their vehicles in quickpass, but have not come forward to obtain owner/resident tags during this vehicle drive. Notice should indicate that resident vehicles in visitor parking that have not been registered and appropriately tagged will be subject to immediate towing, as we have documented in multiple notices with mail, email, and hard copy that in order to take advantage of owner rights you must display the appropriate tag on your vehicle.
  - o Some discussion again on commercial vehicles and it was agreed that commercial vehicles operated by residents should not be allowed to park in the street, as this will open the door for abuse. We need to contact the Towing Enforcement Officer at SAPD to confirm details of towing laws.

**VI. New Business**

- Karen suggested changes needed to property maintenance violation enforcement policy to simplify it and accommodate the new law requiring the certified letter. It was agreed it was needed. Karen made a motion to update the violation policy to remove the friendly "warnings" and immediately report violations to the city and at

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the same time, begin coordination to schedule an HOA meeting to vote on sending of certified letters. Valerie Watson seconded. Motion carried. Valerie will perform walk-thrus on Monday utilizing the new violation policy.

- Monica reported that there are individuals again jumping the park wall. It was agreed that we will get quotes to install some type of deterrent on top of wall.
- Karen Mueller motioned that based on Bylaws Section 6.4, due to the missing of three consecutive meetings (8/20, 9/24 and 9/29), Angela Casas be removed from the Board of Directors. Monica Moreno seconded. Motion carried.
- Javier Gutierrez accepted the appointment to fill the vacancy via phone at 830pm.

**IX. Member Open Forum**

Some brainstorming/idea sharing occurred regarding challenges/proposed solutions for Summerwind.

**XI. Next Board Meeting**

Scheduled for Saturday, October 6<sup>th</sup> at 7pm at Starbucks on Babcock.

- Main agenda item to review how parking rule enforcement is going.

**XII. Adjournment**

Karen Mueller adjourned the meeting at 848p.