

The Villas of Babcock (Summerwind) BOD Meeting Minutes  
10/6/2018

### **I. Called to Order**

President Martin Salazar called to order the meeting of the Villas of Babcock (Summerwind) HOA Board at 658pm.

Additional directors in attendance were Angela Casas, Karen Mueller, Monica Moreno and Valerie Watson. In addition, 2 members were in attendance.

### **II. Member Open Forum**

**Resident of 19 Fannin Post, Brianna Train, requested an exception to be able to park 2<sup>nd</sup> vehicle in street until bulky item pickup takes place. She called the city and they told her it would occur in October. Her mother passed away and she has all the items from the estate in her garage and is unable to park her car there. BOD agreed to grant a 30 day hardship parking pass.**

### **III. Secretary's Report**

1. 9/29 Meeting minutes were reviewed. Karen Mueller motioned to accept the minutes with one recension of previous motion to remove Angela Casas as a director due to her absence from 3 consecutive meetings. Upon closer inspection of the Bylaws this only allows removal of an officer, not a director. Martin seconded. Motion carried.

### **IV. Summarize Business conducted via Email**

- Approve purchase of additional paint for striping of streets
- Agreement from majority of BOD to treat "known"/suspected, but unregistered resident vehicles (not displaying a new tag) with a special warning that include a new vehicle tag and states that a repeat offense w/o tag properly attached will result in immediate towing.

### **V. Old Business**

- Discussion on enforcement of new parking rules
  - o Liz at Bexar Towing reported to Valerie there is an app coming that will make requesting tows less time consuming.
  - o Monica talked to dispatch at Bexar Towing and they agreed to monitor for resident/owner tags and tow those on the wrong side of the street that are not displaying tags. They also agreed to tag those with owner/resident tags with a warning.
  - o It was agreed we need to draft a warning to be used for suspected resident vehicles and agreed to tag the Black Chevy Silverado that has been parked consistently on Latrobe Post every day since enforcement started.
  - o Some discussion about how to prove it's a resident in order to be able to do an enforcement action. It was agreed we will start with the warning and see how it's going after 30 days. If needed, we can discuss consulting attorney at that point.
  - o Martin reported that he is working with Liz at Bexar Towing to get the needed signs. He is awaiting response from her on design/pricing.
  - o Briefly discussed hiring Securitas to help monitor. It was agreed it doesn't hurt to get a price, but BOD opted to continue monitoring as is for now.
  - o Karen reported that striping of streets is completed with the exception of the cul-de-sac at Latrobe and Torreys. Martin requested that the intersection/crosswalk at Braches be done with fresh red-lines.
  - o It was discussed and agreed that for vehicles completely blocking the driveway skirt/apron that forces pedestrians to enter the street to pass, that enforcement policy will apply to ensure safety.
- Collections update
  - o Martin voted to accept payment plan as requested from member on McLennan, giving us a majority approval. It has been sent to attorney.

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- Update on ditches
  - o Angela requested cleaning of the ditch by the park from the city. We need to submit request to has any others cleaned also.

**VI. New Business**

- Discussion about what to do regarding electrician that was supposed to provide a quote, but instead completed the work without approval and is requesting payment of \$125. Monica, Martin and Angela voted to pay him.
- Martin brought up Karen's proposal to consider using some of the new cameras to try monitoring Viaduct and Cavalier visitor parking. He suggested that cameras in the park are more important than for visitor parking. We would need a whole new system to add cameras to the park as the existing DVR/internet would not reach. Monica reported she did not believe the current system would reach those 2 visitor parkings either. We still need to have the cameras mounted. Karen volunteered to look into doing it but BOD decided we should pay someone to do it. Valerie will get a quote for the install.
- Martin requested if we could change the schedule on the sprinklers for fall. Monica indicated she will change them Oct 31<sup>st</sup>. Martin also mentioned that more color in the front would be nice. The flowers in Viaduct look great. Karen mentioned there are quite a few weeds on the one side of the center island and that a member has mentioned it would be nice to install a place for the kids to wait for the bus, something with lights, cover and seats. BOD voted no.
- Karen reported she has started a spreadsheet for tracking violations by registered owners/residents so that we can ensure warning/certified/enforcement is followed.
- BOD discussed feedback received from member on Latrobe Post and agreed to pass the feedback to Bexar Towing and let the member know that the feedback was sent.
- Martin requested a vote on the Lawsuit requests from the attorney for the 5 houses in arrears over \$1000 on dues. BOD discussed and agreed that even though we will have to pay attorney fees up front, it is worth it since it is over \$8500 on the table to be collected. Karen made the motion, Martin seconded. Motion carried.
- Karen questioned if we were going to do Halloween decorating contest as budgeted. BOD agreed. Karen will judge.
- Valerie reported the new agreed upon lawn maintenance policy was enacted and those lawns in need of maintenance have been reported to the city. In addition, one house in violation of animal/noise ordinances has been reported to city by Monica.

**XI. Next Board Meeting**

Scheduled for Monday, November 5<sup>th</sup> at 7pm – location TBD.

**XII. Adjournment**

Martin adjourned the meeting at 820p.