

The Villas of Babcock (Summerwind) Annual BOD Meeting Minutes
05/05/2018

I. Called to Order

Karen Mueller, Vice President, called to order the meeting at 730pm. The following directors/officers were present at the meeting: Karen Mueller, Valerie Watson, Angela Casas and via phone Monica Moreno.

II. President/Treasurer's Report

None

III. Member Open Forum

- Tenants in attendance requesting assistance with parking situation in lieu of extenuating circumstances as they work with owner to get driveway extension completed. BOD granted a 30-day parking pass for service provider to allow time for resolution of situation.

IV. Secretary's Report

1. 10/6 Meeting minutes were previously sent to BOD. Valerie Watson made a motion to accept, Angela Casas seconded. Motion carried.

V. Summarize Business conducted via Email

Business for 2 residences concerning Parking Rules was concluded via email.

VI. Old Business

- Camera Installation
 - Martin obtaining quote from Dan, Armando had quoted \$80/camera. Karen got a quote from electrician for \$50/camera but he does the work on the side and thus does not carry insurance.
 - Discussion on purchase of new box ensued. It was agreed to remove the existing DVR and one functioning camera and install all new equipment at the gate. The existing DVR can potentially be used at the park in the future. New box not needed.
- Status on new parking rules/enforcement
 - Status on the new signs was pending from Martin. Item tabled
 - Karen provided quote for \$14/drive thru from Securitas, which is used by Kenton Place. BOD agreed to hire them to do one run per day for 30 days.
- Park Wall Update
 - Karen checked with 311 and barbed wire is not allowed. They'd not heard of any of the other options but stated there was no compliance code against it. Karen will follow-up to confirm anti-vandal paint is not against any law. BOD motioned to spend up to \$100 to obtain paint once confirmed it's legal.
 - Valerie reported that an 8' fence could be installed for \$4000.

VII. New Business

- Park Improvements
 - Monica had provided information on playground equipment that was on sale. Valerie Motioned to purchase the Rainbow Fiesta Castle playset for \$2295. Monica seconded. Motion carried.
- Yard/Fence/Signage Violations
 - It was reported that there are 23 properties in violation of governing documents. Karen Mueller made a motion that we send the required certified letters so that we can pursue enforcement actions if the violations are not cured. Valerie Watson seconded. Motion carried.

VIII. Next meeting - 11/6 730p

IX. Adjournment – 841p