

The Villas of Babcock (Summerwind) Annual BOD Meeting Minutes
11/12/2018

I. Called to Order

Martin Salazar, President, called to order the meeting at 7:11pm. The following directors/officers were present at the meeting: Karen Mueller, Martin Salazar, Angela Casas and Monica Moreno.

II. President/Treasurer's Report

None

III. Member Open Forum

No members present.

IV. Secretary's Report

1. 10/15 Meeting minutes were previously sent to BOD. Angela Casas made a motion to accept, Karen Mueller seconded. Motion carried.

V. Summarize Business conducted via Email

Business for installation of 5 cameras for \$250 was reviewed/approved via email. Motion made/passed to allocate \$350 for Fall Fest. Motion was made/passed to get check for \$750 for petty cash. Quote was presented from Armando at LAG Electric to fix the Summerwind sign for \$300. Suggestion made to retain a guard for first 72 hours after closing the gate and setting up dates to install transponders.

Karen presented a report on status of petty cash.

VI. Old Business

- Camera Installation
 - o Installation done, cameras are working. Monica reported one of the LPR cameras has a loose mount. Karen reported checking on security guards and quote were \$32/hr and \$40/hr. Monica checked with SAPD and they are \$22/hr. After further discussion it was decided to advertise and close the gate on 11/29 at 6:30p, with an SAPD officer to monitor thru the night. Gate will be reopened during the day and process repeated with SAPD on 11/30 and 12/1 from 6:30p-6a. Monica will schedule the SAPD officer.
- Park Wall Update
 - o Paint not received yet, potentially due to a credit card fraud issue on amazon account. Monica Moreno motioned that a new order be placed. Karen Mueller seconded. Motion carried.
- Park Playset Update
 - o After discussion it was agreed to get full pricing on the metal system Karen recommended from playworld.com. The unit is on sale but BOD would like to use Layaway and pay \$5000 this year and the remainder next year after collections. Karen will obtain full pricing to include tax, freight, installation, etc.
- New Parking Rules/Enforcement
 - o After some discussion it was agreed that we will send to Bexar Towing in writing:
 - Do not tow any vehicles with Resident or Owner sticker. These will be via manager call-in only.
 - Any vehicle without the sticker and in violation will be subject to immediate tow as of 12/1.
 - o Martin will type it up, send it to them, and get an agreement from them in writing that it is acceptable and will be followed. All agreed to wait at least 30 days after 12/1 before changing the parking resolution to remove the "above and beyond the law" parts.
- Status of parking signs
 - o Karen indicated one was needed for Braches. Martin indicated it is already there. Questioned if we need them for Cavalier and Viaduct, agreed red-lining is sufficient. Viaduct needs to be red-lined again. Martin will followup on changing the signs in visitor parking to remove the time reference.
- Halloween decorating contest

The Villas of Babcock (Summerwind) Annual BOD Meeting Minutes
11/12/2018

- Agreed that 38 McLennan Oak would be awarded 1st place (\$50) and 2nd place (\$25) to go to 70 McLennan Oak.

VII. New Business

- Member violations – certified letters
 - BOD agreed to send certified letters to Household1 for resident vehicles in street and raising of poultry violations. As of 7 days from mailing parking violation letters, one for each offending vehicle, they will be subject to immediate tow. For poultry violation, after 10 days if not remedied further action will be taken.
- Potential ACC Violation
 - Angela Casas reported that it appears home on McLennan was preparing to pour a slab in the front yard. First, they need an ACC Request to make these type of changes. Second we believe this is prohibited by ACC Guidelines. Karen will inform them they need an ACC Request prior to proceeding.
- Flowers for the front
 - Martin motioned that we move forward with planting the pansies in the front by entrance. Karen seconded. Motion carried. Monica will proceed.
- Summerwind Sign repair
 - Martin Salazar motioned that LAG Electric repair the sign for \$350, and also install the remaining 3 cameras for \$150. Angela Casas seconded. Motion carried.
- Christmas decorations/lights
 - Agreed since we will be closing the gate we should put up wreaths. Agreed lights on center island trees should be done. Reported we need some additional lights as the old ones are failing. Martin Salazar made a motion to allocate up to \$300 for purchase of additional lights and \$300 for installation of lights on trees. Karen will go by storage and retrieve the existing lights and wreaths. Bexar Mowing will perform the install of lights on trees.
- Christmas Decorating contest
 - Agreed it will be performed on 12/18 between 7-8p and judging to be done by Monica and Karen. 1st place \$50 and 2nd and 3rd will be \$25 each.

VIII. Next meeting - 1/7 730p with location TBA, unless business arises that cannot be handled via email.

IX. Adjournment – 905p