

February 11th, 2019

The Villas of Babcock Summerwind HOA Board of Directors Meeting

Board of Directors Present: Martin Salazar, Monica Moreno, Angela Casas, Javier Gutierrez, Valerie Rizanji

Homeowners Present: Laura Corrales, Marina Hernandez

- Meeting Called to Order at 7:30PM
- Treasurer Report Presented. \$15,032.63 Reserve Account, \$25,811.18 as of 1/31/19 Operating Account, \$2100.69 Credit Card & \$1,313.41 Petty Cash Account.
- January 14th, 2019 Board of Directors Meeting Minutes presented and approved (Motioned by Angela M. Casas w/ second by Valerie Rizanji; majority approved)
- Approvals Outside of Board of Directors Meeting (Martin Salazar presented):
 - o Prizes for 2018 Christmas Contest, email dated 1/20/19
 - o Gate Repair, email dated 2/8/19 (approval 2/3/19)
- Board Approval: bolt purchase with petty cash
- Petty Cash balance approved (Motioned by Martin Salazar w/ second by Valerie Rizanji)
- ACC drive throughs: Trio will only enforce ACC violations in Declaration of Covenants, Conditions and Restrictions
 - o Discussed and approved Landscaping violation notification process. Angela Casas motioned w/ a second by Javier Gutierrez; majority approved. Homeowner will be issued a courtesy notification with standard timeframe for corrective action followed by a certified letter
 - o Discussed and approved Structure violation notification process. Angela Casas motioned w/ a second by Monica Moreno; majority approved. Homeowner will be issued a courtesy notification with 30-day timeframe for corrective action followed by a certified letter
 - o Agreed that final corrective action would be force compliance for all property violations
- Discussed status of towing. RAMS is code word for Bexar Towing (current vendor). Trio Management has will also survey for parking violations during drive throughs.
- Open Forum
 - o Martin Salazar reviewed and explained Parking Resolution and parking restrictions per Declaration of Covenants, Conditions and Restrictions.
 - o Homeowner present complained about receipt of statement for 2019 Annual Dues and lack of timely response from Trio Management.
- New Business
 - o Martin Salazar reported that he is scheduled for QuickPass administrator training on Friday, February 15, 2019.