

I. Called to Order

Marshall called to order the meeting of the Villas of Babcock (Summerwind) HOA Board at 635 pm.

II. Roll Call

The following directors/officers were present at the meeting: Marshall Pipkin, Javier Gutierrez, Rao Indugu Duryodhan, Ferhat Ozturk.

The following member(s) were present: Angela Casas

NOTE: Due to zoom link provided by Trio via email being inoperable (and being the link shared with members on the website) we were unable to perform any official HOA business in meeting.

III. Discussions

- Ferhat mentioned that if a Zoom meeting is made recurring it is always available and suggested we just setup one zoom meeting to use over and over for each BOD Meeting.
- Marshall mentioned new Gate arm was installed and bill has been provided. However, payment pending since there is still an operating issue due to complications with Quickpass.
- Ferhat requested copy of keys to be able to open flood gates. Javier suggested assigning the keys by quadrants. Trio does have backup set of keys.
- Ferhat propose assigning a playground committee during next meeting to work on playground project. Javier pointed out there is an easement for sewer line in back of park. Need to ensure that any items placed there are portable. Ferhat mentioned that \$5000 was allocated for new Playground account. Angela Casas jumped in and indicated the amount was not voted on, only the establishment of a new account for the park. Follow up needed.
- Duryo mentioned correction needed for Annual Meeting Minutes. Rao Indugu Duryodhan was elected for 2 years not 1 year. Corrections will be made. (Will need motion in next official meeting to accept minutes as corrected.)
- Ferhat would like to schedule a new potluck to celebrate on 5/15 or 5/16 at the park. Previous event was about \$350 - \$200 for tables and bouncers, \$50 for flyer, \$50 for utensil etc. Marshall expressed some concern about HOA sponsoring specific events. Duryo suggested hosting a regularly scheduled quarterly event. Idea was well received.
- Discussion on owner wanting to sell home and make into investment property. Question raised if we have ability to restrict property usage. Answer is no, we cannot legally dictate how an owner

uses their property. Also, member sent a request to change yard to Bermuda grass. This is not something that we need an ACC Approval form for.

- Marshall sent \$140 approval request to BOD for Bexar Mowing payment for replacement of photo sensor and a bulb. Rec'd approval via email. (This will need to be documented in the minutes of the next official meeting as all business done via email is required to be recounted in the next BOD meeting.) Angela questioned if there will be no more petty cash. Marshall reported no. We will use strictly debit card for accountability and all vendors will need to provide W9.
- Javier suggesting work on speed bumps to smooth it out a bit for the ones near the center island. Marshall requested that we get quotes into more speed bumps like the rubber ones near the gate. Some discussion ensued about the children that play in the street/islands unattended. The island is not a playground and the street is not safe. Javier suggested maybe reducing speed limit even further.
- Ferhat asked about recording BOD meetings and posting on youtube.com so they could be referenced. Karen suggested check the property code for legality before posting and saving recordings.

IV. Next Meeting

- Thursday, 5/6 at 630p for next BOD meeting.
- Agreed that zoom link used this evening be updated to a recurring meeting. Marshall will make Trio aware of the appropriate link to be communicated to members and Karen will update the website.

V. Adjourn

Marshall adjourned the meeting at 712p.