

## **I. Called to Order**

Marshall called to order the meeting of the Villas of Babcock (Summerwind) HOA Board at 640 pm. Some challenges again with Zoom. Link agreed upon last time was stating "Invalid". Link in notice was different but was working and was used.

## **II. Roll Call**

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

The following member(s) were present: Robert Ybarra, Martin Salazar

## **III. Old Business**

- Minutes from April meeting were provided to BOD in advance. Marshall made a motion to accept minutes. Duryo seconded. Motion carried.
- No financials received from Trio yet. Also new accounts not created yet, still requesting clarification. Marshall provided clarification and expects to get financials soon.
- Gate finally completely fixed and bill paid. We did have additional issues with gate not opening. Monica was able to fix. Another instance where gate was only ¾ open. Marshall was able to remove the case and press Next to get the gate to close. Also, the exit gate hours have been synced with the entrance gate.
- Discussion on improvements for park to include a new play system and replacement of kiddie mulch, and possibly fabric, under the swings. Monica suggested building a wooden play system using a kit, could be about \$5000 vs the \$15-20k for commercial system. Javier asked about the layout of the system that we could build. It is flexible and customizable. Currently there is only \$2250 budgeted for park so some additional budget analysis needs to be done once the financials are received. Monica will pull some options for plans. For the mulch, Bexar Mowing will do it for \$1.40/yd and we need 10-15sq yards. That includes mulch, delivery and installation. Martin Salazar mentioned colored plastic mulch but upon checking price it was not affordable. It was questioned if pebbles could be done. Those are \$2.80/yd. Marshall proposed the BOD continue to discuss options.
- Next discussion was on fences at the front. Monica suggested the HOA take responsibility and replace the fences since we own the pillars. Monica has a quote for \$25/linear foot. Her company charges \$35/linear foot. Javier suggested getting a 3<sup>rd</sup> quote. Questioned who did the Auto Zone fence since it has lasted and still looks good. Karen agreed to look in online storage to see if invoice might be there. Marshall agreed to get additional quotes and will research legality of HOA moving fences out from owner property line so that HOA can own the fence along with the pillars.

- Access to cameras had been requested and Duryo has obtained it. Date/time seems wrong and one camera not operational. Follow-up needed.

#### **IV. New Business**

- Monica asked about painting over the graffiti in the park and whether we would want to do just the graffiti or all the items as usual. Last time Paco did it all for us it was \$900. Marshall expressed concern that it was not in the budget, which prompted a discussion about the standards we are holding our members too if we are not going to hold ourselves to them as an HOA. At one hour time so discussion was tabled.
- Duryo reminded that BOD had agreed to allocate \$300 for quarterly neighborhood events from the operating budget. Ferhat is planning an upcoming event. Duryo motioned we allot the \$300 for event. Monica seconded. Motion carried. Suggestion made to nominate Ferhat as chairman of Social Committee.

#### **V. Next Meeting**

- Thursday, 6/3 at 630p for next BOD meeting.

#### **V. Adjourn**

Marshall adjourned the meeting at 733p.