

The Villas of Babcock (Summerwind)
Annual BOD Meeting Minutes 04/30/2022 10:00AM

I. Called to Order

Marshall Pipkin called to order the annual meeting of the Villas of Babcock (Summerwind) HOA Board at 1039 am.

II. Roll Call

The following directors/officers were present in person at the meeting: Marshall Pipkin, Ferhat Ozturk

The following directors/officers were present at the meeting via Zoom: Monica Leos, Duryo Rao

The following members were present in person at the meeting: Martin Salazar, Karen Mueller

The following members were present at the meeting via Zoom: Angela Casas, Carlos Ardavin

Proxies were presented for the following members:

Mary R. Martinez, 6 McLennan Oak

Lizette Colbert, 54 McLennan Oak

ANNA ILYNSKAYA, 18 Torreys Post

David Bonilla, 34 McLennan Oak

MARIA ELENA MILLIGAN, 35 McLennan Oak

Melissa Carrasco, 23 Braches Park

A total of 14 is needed for quorum, so quorum was met.

III. Proof of Meeting Notice

a. Annual meeting notice was sent by Trio.

IV. Approval of 2021 Annual Meeting Minutes

a. Minutes were available on the website for review. Angela Casas motioned to accept the minutes as provided. Martin Salazar seconded. Motion carried.

V. Officer Reports

a. Marshall Pipkin, President/Treasurer reported payment for the new playground was completed and it is now paid off. Time Warner internet has been installed at the park along with cameras. Reimbursement for cameras to Duryo is pending. In addition, 2 lamp shades that were the wrong size were shipped back. Exit gate repair is complete. Issue was lack of maintenance/no lube for metal. Total for repair was approximately \$2600. Replacement of perimeter fence is still under discussion.

Due to timing, the treasurer reports for this month were not available yet. Last balances reported are as follows:

i. Operating Account: \$48,372.21

ii. Reserve Account: \$26158

iii. Gate Account: \$2661.04

iv. Park Account: \$1770.23

v. Total: \$79,929.95

It was also noted that we were over budget last year, but newly approved budget is available. Marshall will post the approved budget to the website.

No other officer reports.

VI. BOD Election

- a. There were 3 positions available. Election was held and results are as follows: Martin Salazar (2-year term), Angela Casas (1-year term), Monica Leos (2-year term)
 - i. Noted that this will be the 3rd consecutive term for Monica Leos.
- b. Duryo Rao and Ferhat Ozturk are serving year 2 of 2-year term.

IX. Adjourn

Meeting was adjourned at 1107a.