

The Villas of Babcock (Summerwind) Homeowners Association BOD Meeting Minutes
Zoom Meeting
May 30, 2023
7:00 PM

I. Called to Order

Monica Leos called the meeting to order at 7:06 PM.

II. Roll Call

Board of Directors Present: Monica Leos, Martin Salazar, Augustin Bonilla & Angela M. Casas

Homeowners Present: None

III. Old Business

1. Fence-

Discussion on pros and cons to taking ownership of fence line (perimeter) facing Babcock Road. Motion by Angela Casas to secure ownership of fence line (perimeter) facing Babcock Road. Martin Salazar second motion. Vote 4 YES; motion carried.

(New Business) **2024 Annual Assessment Rate.** Motion by Angela Casas to increase 2024 Annual Assessment Rate by 10% to be applied to fence maintenance and repair costs/capital improvements. Monica Leos second motion. Vote 4 YES; motion carried.

2. Parking Resolution Update-

Martin Salazar reported no final update; still 2 letters (1st & 2nd Occurrence) and towing notice. Initial verbal guidance from legal assistance was that HOA give tenants the same number of notices as owners.

Trio has software app to document parking violations. Towing company already has access and training of management app to upload violation pictures.

Monica Leos will contact towing company to request drive through(s) once/week.

3. Property Management-

Angela Casas will present proposals at next meeting. Company's Mr. Augustin Bonilla suggested.

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4. Financials-

Martin Salazar, Treasurer, reported as 5/30/2023:

Total- \$59,283.31, equals:

Operating- \$35,056.82
 Savings- \$19,753.40
 Park- \$1,172.66
 Gate- \$0.00
 Road- \$3,300.43

In collections, 8 homes:

Account Aging Detail Report-Current
Summerwind HOA
 As of 5/31/2023

Delinquency Status	Balance	0-30	31-60	61-90	91-120	120+
Attorney 209 Notice	3,197.85	310.62	41.90	56.90	41.90	2,746.53
Courtesy Late Notice	3,805.95	44.78	55.12	40.96	60.80	3,604.29
Crist Law Collections	11,924.29	1,281.60	145.84	70.84	252.52	10,173.49
Crist Law Payment Plan	429.00	0.00	0.00	0.00	30.00	399.00
Current	(2,264.75)	(410.94)	(267.00)	(0.33)	(528.78)	(1,057.70)
Total:	17,386.73	1,229.32	(19.05)	174.62	(139.59)	16,141.43

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5. ACC Guidelines-

Enforcement Process- 2 courtesy notices, 1 certified letter and the referred to board for enforcement decision.

Discussion on pros and cons to giving the minimum required violation notifications, compliant with state requirements. Currently giving additional violation notifications.

Motion by Angela Casas to decrease one courtesy notification plus 1 certified letter, the minimum requirement for ACC violation. Monica Leos second motion. Vote 3 YES, 1 NO; motion carried.

6. Pending submission of agreement with San Antonio Waste Services.

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IV. New Business

1. **Maintenance of Street Lights-** Globe/streetlight on Latrobe Post was serviced.
2. **Recurring Gate Codes-** complaint was reported to Trio of car (vehicle) getting by gate when closing but complainant did not provide date or time of incident. HOA will discontinue any publicized/general use gate codes on 6/1/2023.
3. **Placement of Trash Containers-** Martin Salazar will send out draft of proposed verbiage (storage approved for side of houses) for voting to Board of Directors via email after today's meeting.
4. **Yard of Month-** Monica Leos would like to reestablish Yard of Month award. Martin Salazar will confirm if HOA still has yard signs for winners. Monica Leons motioned to table further discussion/consideration of re-establishing yard of month award until next meeting.

Community Message Board- Martin motioned to clean & repair community message board. Angela Casas second motion. Vote 4 YES; motion carried.

V. Next Meeting Date.

Next Board of Directors Meeting will be scheduled for June 13, 2023, at 7:00 PM.

VI. Adjournment.

Monica Leos adjourned the meeting at 9:03M.

Minutes Submitted By: Angela M. Casas, HOA Secretary 2023-2034

Minutes Approved By: Martin Salazar, Augustin Bonilla & Angela Casas on June 13, 2023