

VWPOA Regular Board Budgeting Meeting  
February 10, 2020, 7pm  
116 Appalachian Way

Meeting called to order at 7:09 p.m.

In attendance: President Michelle McDaniel, Vice President Nicole Ramsey, Secretary Sammi Hicks, Treasurer James Gibbs Homeowner Kari Gibbs was also in attendance.

All four voting members were in attendance so a quorum was established.

Minutes for the October 23, 2020 regular board meeting and the December 10, 2020 executive board meeting were approved as written.

Pool Committee:

-Beginning in 2021, the City of McKinney will require an electrical inspection of the pool equipment in order to receive an annual pool permit. Ronnie will work on getting this scheduled. Michelle pointed out that this will be an unbudgeted expense that will need to come out of the other pool maintenance line item.

-With freezing weather expected, it is important to ensure that the pool pump is circulating water to ensure it doesn't freeze. Per email from Southernwind, they are not responsible for any damage that may occur with pool equipment as a result of freezing temperatures. They recommend that pool pumps should be put on winter/freeze mode if that option is available.

Architectural Control Committee:

Home for sale on Jamestown Lane is working on getting driveway re-done. Homeowner is in contact with Nicole to ensure that the changes are in compliance with the neighborhood covenants. Once construction plan is finalized, the homeowner will need a letter of approval from the board.

Social/Website/Welcome/Decorating Committee:

-Nothing to report with respect to social activities. Board members would really like to try to get more activities scheduled as Covid becomes less of a factor, as it is important for neighborhood cohesion.

-Sammi is still having issues receiving emails forwarded from the VWPOA website. Per Nicole, website is hosted through Mike Webb's personal website so Jason is limited in what he has access to. Nicole will discuss this problem with Jason and ask for help.

-No welcome packages have been done recently due to Covid. Kari Gibbs volunteered to put together baskets for those who haven't yet received them. Board agreed on a budget of \$20. Baskets should include covenants, welcome to neighborhood letter, info on living in McKinney etc. and local gift items (ex. Texas wine, local salsa or Mom and Pop's popcorn, etc.). Sammi offered to put together a list of online resources about the area.

Landscape and maintenance:

-To date, board members are pleased with the service by the new landscaping company. Per report submitted by Christ Doran, the park was cleaned up and mowed. Acorns and leaves were removed along Virginia Pkwy and Lake Forest and grassy areas along roadways were mowed. Mulch will be placed along the exterior of neighborhood starting the next week, weather permitting. Chris plans to purchase two holly bushes for Appalachian entrance at a cost of \$120 for both. In addition, he plans to fix the broken metal fence section that has detached on Lake Forest wall (between entrance and Boyd High School). In addition, Chris would like to have the wooden fence along Virginia Parkway stained. John Hicks and Kelly Brown did it last and the only cost was for the stain itself, as the Hicks' have a sprayer. Sammi will speak to John about this.

### Board Member Reports:

Vice President, Nicole Ramsey-

-Nicole informed the board about some minor complaints received about homes in the neighborhood. (Trash cans overflowing in driveways and unregistered cars in front of homes.) Trash has been addressed and homeowner was provided with contact info to acquire a second garbage can. City has contact with car owners and they have been given 30 days to register or remove these cars.

-Nicole recently sent out 43 violation letters. She has a few more to send. Nicole has gotten favorable results on the majority of the biggest eyesores in the neighborhood that she has been addressing over the last several months, with one exception. (Next steps with regards to this home will be discussed in further detail in a closed executive board meeting.) Per Nicole, the most recent round of letters has gotten a bit pickier about home conditions in an effort to boost the appearance of the neighborhood, in order to help with property values. These letters addressed things like: painting homes with faded or peeling paint, windows that need maintenance (foggy due to blown seals). Nicole acknowledges that the most recent set of letters is more forceful because it has been her experience that homeowners do not tend to respond otherwise.

Secretary, Sammi Hicks-

-Sammi asked board members if there is an interest in possibly revising covenants. Michelle suggested that each board and committee member review the covenants and make any suggestions for revisions. Amendments could allow a fee structure to be put in place, which would allow the board another means of enforcing the covenants and could encourage homeowner compliance without requiring legal action by the POA. There are other issues such as trash cans consistently left out, parking issues, and the number of trees on each property that are possible areas for change. This is an involved process and if there is an interest amongst board members and homeowners, the board will can go forward. The covenants state that 75% of homeowners must approve any revisions. There will be legal fees as well.

-Sammi will do a newsletter to mail with the annual meeting notice with needed info (number to contact for additional trash cans, when to apply fertilizer and weed chemicals).

Treasurer, James Gibbs-

-24 homes have paid 2021 dues to date (25% of neighborhood)

-8 or 9 homeowners have used zelle for payment and none have used paypal, so no costs have been incurred

-Per James, the AT&T phone expense has gone down \$10 thanks to Nicole's efforts to get the price reduced.

-James has been moving \$1000/month into the reserve fund to replenish it following its depletion for the 2019 pool remodel. In March, the reserve will be at the \$18,000 balance required by the covenants.

-Insurance policy was up for renewal. Broker found a cheaper policy with the exact same coverage and James made that switch to save the POA some money.

-Landscape budget line is \$10,000, which is solely for the landscape contractor expense. Other landscape line item has remaining budgeted amount of \$8,000. The sprinkler contract with Little Elm Sprinkler has been approved and the board agreed unanimously that it would be paid monthly rather than all at once.

### Old Business:

-Michelle is still dealing with insurance over the accident at the Lake Forest entrance. We have a check for \$1700 from the driver's insurance company, but our insurance company doesn't want it to be cashed until the driver's insurance company pays our insurance company for the remainder of the cost already paid out for the claim. This remaining business is between the insurance companies and Michelle is going to contact them one more time and tell them that we need to cash the check to cover the outstanding costs of the plants and repairs. The memo on the \$1700 says it is also for the wood fence, so Michelle states that she will need to discuss with that homeowner to see if they have filed a separate individual insurance claim for the fence.

### New Business:

-Board unanimously agreed to move ahead with the capital expenditure of new chairs and loungers for the pool, as funds were allocated for this purpose in the 2021 budget. The old chairs have vinyl straps that are broken and/or discolored and paint is peeling from the frames. Board agreed they want the vinyl to be a sandy/tan color and agreed to purchase 12 of each prior to the annual meeting and the opening of the pool for the 2021 swim season. Michelle will

research costs and options on variations of frame construction (square vs. round frame, height of back, presence of arm rests, etc.).

-Board discussed the need to build an enclosure for pool trash can in order to hide cans from view. Possible task for work day. Enclosure will need to be large enough for gas company to access meter, etc.

-Nicole would like to paint light poles and fire hydrants at a neighborhood work day.

-Treasurer recommended waiting on park improvements until more dues have come in.

-Board set annual meeting date for May 1, 2021 at 2pm. Treasurer seat will be the only board member up for re-election and James intends to run for a second term.

Meeting adjourned was at 8:53pm.