

VWPOA Regular Board Meeting

July 12, 2021, 7:0pm

104 Appalachian Way

Meeting called to order at 7:42 p.m.

In attendance: President Michelle McDaniel; Vice President Nicole Ramsey; Treasurer Rick Downing; Secretary Sammi Hicks; Architecture Chair Larry Anthony; Welcome committee member Kari Gibbs.

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

Minutes for special assembly meeting on April 3, 2021 were unanimously approved as written.

Treasurer Report-

Rick Downing (treasurer) has put all VWPOA 2021 financial information in QuickBooks and will use it going forward. This will allow him to keep a general ledger of all transactions. There is a summary (profit and loss statement) that was provided to the board. This information was also plugged into the spreadsheet that has been used in the past so that homeowners have the familiar format.

All 2021 dues have been collected. Operating funds balance as of June 30, 2021 was \$60,637.34. Reserve fund is fully funded with a balance of \$18,002.11.

The water bills are up again, with two of them being at/around \$350 each. The pool bill was higher than expected, but this is likely due to the additional water needed during the summer months (due to evaporation and splashing) and the installation of the auto-fill for the big pool, which protects the pool equipment from damage due to low water levels. The bill for Virginia Parkway sprinklers was the second of the higher bills. The sprinkler company has been checking sprinklers monthly and no leaks have been found in the systems. These increases could be due to additional water needs and/or increased cost per gallon.

Vice President

Nicole was pleased with the responses she got to the last round of violation letters because people are at least communicating, which is an improvement from past rounds of letters. Several people asked for extensions, which she granted, and she will check the properties again after the new deadline, which is August 30th.

The board reviewed the section of the covenants regarding violations and enforcement and discussed some of the specifics of the Texas HOA laws so that all board members understand the procedures that must be followed by the board prior to taking additional action for those who choose to ignore violation letters.

Welcome Committee

Two baskets have been delivered to new homeowners in the past month. There are a few homes that have sold but new homeowners haven't moved in yet. In addition, there are at least two other homes that will be up for sale soon.

Secretary

Board members were provided with an updated master contact list.

Sammi (Secretary) and Jason (Webmaster) are working together to get email blasts up and going. Approximately 2/3 of homeowners have email addresses on file. Only 7 of the 70'ish email addresses on file were returned as undeliverable. Going forward, email blasts will be used to communicate with the neighborhood and send newsletters, event flyers, etc.

Sammi asked board members for any items they would like to be included in the summer newsletter, which will be completed at the end of July.

Sammi provided feedback from the annual meeting regarding interest in revising covenants: four homeowners said no, six didn't answer, and nine homeowners said yes. Requested revisions included: fines to hold homeowners accountable for violating covenants, only one tree in front yard instead of two (in accordance with city rules), neighborhood watch with signs and cameras at entrances, xeriscapes allowed in front lawns rather than grass, change rules for board member term limits so board positions won't go unfilled. Michelle suggested hosting an open meeting in September to get additional homeowner input on this topic.

Social Committee

Board discussed upcoming dates for social activities. National night out is October 5th. Shaun Gilbert (social committee chair) is trying to get set up with the city for participation from the police and/or fire departments. A fall festival will be at the park on October 30th and a trunk or treat on October 31st at individual homes' driveways.

Architecture Committee

Larry Anthony provided letters/documentation for two completed home improvement projects in the neighborhood. He has been working with several other homeowners regarding upcoming projects at their homes.

Landscape/Maintenance Committee

New sod was laid on Lake Forest. Chris (landscape chair) has requested an additional \$308 for more sod and voting members unanimously approved this expense.

Pool Committee

Chairs and loungers still haven't shipped. Michelle will follow up yet again. A new pole is needed for the shepard's hook rescue pole at the pool. A gasket on the baby pool pump was repaired in June for \$406. Pool repair man said that pump has internal damage and is on its last leg. It will need to be replaced in the very near future. Board members agreed that quotes need to be gathered for replacement pumps. Michelle will talk to Chris Doran and Ronnie Gilbert about doing this, especially since it is taking longer for pool supplies to come in due to Covid manufacturing problems and increased demand due to February's winter storm.

Voting members discussed the portion of the pool perimeter fence that backs up to the West property. A decision needs to be made as to whether the POA will accept and partially reimburse Mr. West for the fence he built on the property line. There was concern about the gap between the West's fence and the retaining wall with respect to safety. There was also concern with the suggested fixes for that problem (either a secured board over the gap or filling the gap with rocks) due to a potential for damage to the retaining wall or a fix that would prevent the homeowner from being able to properly maintain his fence. The homeowner's newly-installed fence is on the property line. A city employee pointed out to Michelle that if the homeowner doesn't maintain the fence or decides to remove the fence down the road, it would create a liability for the HOA. Two voting members prefer that a wrought iron fence be erected on the retaining wall, which is the property of VWPOA, in order to ensure the safety of homeowners and the longevity of the dividing structures. The board discussed the cost of moving the retaining wall, which would be \$15,000-\$20,000, but found this option to be cost prohibitive. A wrought iron fence would cost about \$2500. Michelle wants to table this item for another time, with the final determination being made at the budget meeting in October 2021.

Capital Improvements

Sammi Hicks spent \$1581.43 on improvements at the park. A homeowner donated \$50 towards delivery of materials so the cost to the POA was \$1531.43, which is \$115.15 over the budgeted amount due to the need to rent an auger and have crushed granite delivered. Additional expense was improved retroactively and the treasurer will reimburse Sammi for those expenses.

The park's new tetherball pole broke after only a week, despite having good reviews that claimed it held up to play by adults. Board discussed the need for a stronger pole. Nicole expressed frustration that the swings were being moved higher (up to her shoulder) and there was no way for her to move the swings back down for smaller kids to use. It appears that kids are using the trapeze to climb up to the attachment points and move the swings. Due to this and safety concerns about the trapeze, the board agreed that there needs to be a baby swing instead of the trapeze that was provided with the swing set.

There is \$4,500-\$5,000 left in the capital expense fund. It needs to be spent on items that were promised to homeowners. Budget meeting minutes will be consulted to see what was promised. Other potential capital improvements: lockbox for horseshoes, sign for horseshoe rules, park rules sign, exhaust fan for pool equipment room, computer for pool security system, wooden fence to hide pool trash can, and modifying the perimeter fence near the retaining wall so that people can't climb the fence to access the pool.

New business

Michelle is getting a quote for the small wood fence to be installed around the pool trash cans. If other board members have handymen who can build it, additional quotes would be helpful.

Nicole forgot to send a request for improvement to get new garage doors installed. Michelle was concerned that the doors were different than any other home in the neighborhood and wondered if that was a violation of the covenants. Sammi pointed out that other garage doors have added hardware, fake windows at the top, etc. which makes them non-uniform. Michelle just wants to ensure that there isn't the appearance of board members getting special treatment and asked that board members be sure to complete a home improvement request prior to completing any improvement projects.

Meeting was adjourned at 9:51 p.m.