

VWPOA Regular Board Meeting Minutes
August 23, 2021
104 Appalachian Way

Meeting was called to order at 7:09pm.

In attendance: President Michelle McDaniel, Vice President Nicole Ramsey, Secretary Sammi Hicks, Treasurer Rick Downing, Landscape/Maintenance Chair Chris Doran, Welcome Committee Representative Kari Gibbs, Social Committee Chair Shaun Gilbert, Pool Committee Chair Ronnie Gilbert.

Since all executive board members were present, a quorum was established.

Minutes from the July board meeting were approved as written.

Treasurer Report

As of July 31, 2021, the operating budget account balance is \$54,587.32. The reserve fund is fully funded with a balance of \$18,001.25. Total cash on hand is \$72,588.57.

Water bills increased again during July. These numbers are consistently going up year over year. Park had a leak in sprinkler system that was discovered in July, so the park sprinklers have been turned off and will be repaired. No other leaks are present per the sprinkler guy. Per Chris, the city is currently doing work at the Lake Forest entrance so there will likely need to be some repairs there, but they should be covered by the city. For budgeting purposes, we need to do research to see if the rate per gallon has increased as well.

Vice President Report

Six homes who received violation letters are still in need of resolution. One of those homes has asked for an extension, the others have not made contact at all. Homeowners who asked for extended time to resolve violations have until August 31st. The board agreed that Nicole should send out certified, non-threatening letters to those who have not resolved their issues after the extension date has passed.

There is an issue between two homes in the neighborhood with a fence that needs to be repaired, and both homeowners are denying ownership of that fence. Michelle will talk to the homeowners but wants to be accompanied by a male board representative to have that conversation.

Secretary Report

Sammi asked for additional information on new homeowners. Kari will re-send text since the photo with that information wouldn't download.

Sammi has tried to post the link to the most recent newsletter on Facebook, but the link is not posting on Facebook. Per Michelle, this is the result of the server that hosts our website not

having the appropriate security settings. She has discussed emailing the newsletters but Jason had a problem doing so. She will get with him on that.

Sammi would like to include an article about budget items/increased expenses in the next newsletter to justify the increases in dues that have occurred over the last few years.

Landscape/maintenance Report

Nicole shared that the gate to the alley needs repair/replacement and there is graffiti in the alley. She would like to have a work day to clean out the alley and repair the gate. Also, she shared that the manhole was never closed by the city so someone needs to contact the city to have that done. Michelle will call the city to address this.

Per Chris, the recent sprinkler inspection showed no leaks aside from the one at the park. Nicole asked that he walk the sprinkler heads to verify that there are no leaks around them rather than just observing from afar. Chris will address this with the sprinkler company.

The City of McKinney is currently working to repair the sidewalk along Lake Forest. The work has paused due to the recent rains.

Chris asked about sending letters to the homes that back up to Lake Forest where the metal fencing is located between sections of brick wall. Many have bushes in their yards that are pushing the fencing out and damaging the attachments to the brick walls. There is money in the "other maintenance" line item to repair the broken attachments for the wrought iron fence portions and the board unanimously agreed that Chris can use these funds to do the repairs. The board discussed that some homeowners have temporary privacy barriers over the wrought iron in these areas since the bushes were cut so low by our previous landscaping company. Board members agreed that this is okay as a temporary solution and the current landscape company has been instructed not to trim the bushes in front of these areas. In time these will grow and the temporary barriers will not be necessary.

Chris shared that budgeted tree trimming along Lake Forest can't be done this year because Oncor has trimmed the trees this year and per our tree company, another trim this year would kill the trees. In addition, there are areas where limbs were removed and the cutting/wound needs to be sprayed to prevent bugs from getting into the trees in those spots. The voting members agreed that the budgeted money for trimming can be used to treat the tree wounds.

Pool Report

The City issued violations to the HOA regarding our pool. Southernwind was working at the pool and had the gate propped open when the inspector came. In addition, the VWPOA needs to replace the shepard's hook and provide a throwing rope for rescues. Lastly, we need an extra suction drain cover that should be hanging on the wall in the pool house. Sammi recently bought a new pole and provided it to Ronnie. He will take care of bringing the rest of the items.

Per Michelle, the newly-repaired pump is leaking again. She asked Ronnie to address this with Southernwind and ensure that the kiddie pool is full at all times because low water levels can cause the pump to burn out. Chris suggested an auto-shut-off for that issue, which would be significantly cheaper than an autofill

Board agreed that the pool will close after the National Night Out event in early October.

Social Committee

The social committee will meet at Sammi's house at 7pm on August 31st to plan the National Night Out, which will take place on October 5th 5:30-7pm at the pool. Shaun has been in touch with the Sherriff's department and the City of McKinney. The neighborhood is still in need of a homeowner to volunteer as a crime watch captain if we want a neighborhood crime watch program.

The fall festival is scheduled for October 30th 2-4pm at the park to celebrate autumn. This is not a Halloween activity, as some families do not celebrate that for religious reasons. There will be fall-themed games and snacks.

The neighborhood will have a trunk or treat on Halloween night, 6:30-8:30 for interested residents.

Kari has four welcome baskets to deliver to new homeowners. She plans to deliver them within the next week.

Old Business

Promised capital improvements for 2021 are: new pool chairs and loungers, exhaust fan for pump room, hard drive expansion for security system at pool, replacement of kiddie pool gate/fence, and park improvements.

We're awaiting the delivery of the last six pool chairs. A new tetherball pole has been ordered, but the old one needs to be dug out and the new one placed in concrete. The kiddie pool gate has been repaired and the park improvements are done. Outstanding capital improvements include an exhaust fan for the pool house and a hard drive expansion for the pool's security system.

Chris offered to take the old pool chairs to a place that pays for cast aluminum. The board agreed that this was a good idea.

Sammi will order a baby swing to replace the trapeze on the park swingset. She asked about a lockbox for the horseshoes. It has been difficult to find one that has a lock that can be re-keyed to match the pool gate key. Lockbox size requirements were also discussed and board members will keep looking.

Michelle would like to meet with Nicole, Jason, and Mike to discuss some issues with the website, including links that are broken and Sammi's inability to receive secretary emails, specifically the concern that the emails aren't being forwarded to her from the website.

New Business

Kari asked about getting a trash can for the park because people are leaving trash on the ground there.

Chris asked about painting the light poles in the neighborhood. The board agreed that this needs to be done on an upcoming work day.

Nicole provided photos of two homes to be considered for yard of the quarter. The board voted unanimously to award it to Kelly Brown and family.

The meeting was adjourned at 8:28pm.