

VWPOA Regular Board Meeting Minutes  
July 12, 2022, 7:30 p.m.  
Fire Station

In attendance: President Michelle McDaniel, Vice President Nicole Ramsey, Treasurer Rick Daniel, Secretary Sammi Hicks (via Facetime), Welcome Committee member Kari Woods, Landscape Committee Chair Chris Doran, homeowner Robert King.

With all four voting members in attendance, a quorum was present.

Treasurer's Report

Outstanding dues: 1 home hasn't paid at all and two homes are partially paid.

The board discussed the importance of ensuring that any resale packages issued by the treasurer provide information on current violations, unpaid dues, etc.

Landscape Chair Chris Doran asked for an update on water expense. Rick shared that \$1200 per month was budgeted for water, due to increased usage and leaks during past years' summer watering season. With the new sprinkler controllers, the most recent bill for June was only \$460. So far, the budget has an almost \$2000 variance due to savings on water expenses.

Vice President's Report

Nicole stated that she would like to have a closed executive meeting soon to discuss which homes will be invited to a hearing regarding unresolved violations. Aside from that, no new updates.

Secretary's Report

Nothing to report.

Social/Welcome/Web Committee Report

Per welcome committee member Kari Gibbs, no new welcome baskets were delivered in the past month. There are a few new homeowners who have very recently moved in and now that Kari has returned from her vacation, she plans to deliver baskets to them. There are also five other houses currently on the market.

Per Nicole, webmaster Jason has the new website and new emails up and running. Nicole is going to have Jason start a google drive where the board can place electronic documents to share. This will allow the board to transition to electronic records retention and have centralized storage for forms, letters, etc.

National Night Out is scheduled for October 4, 2022. Sammi will check to see if the Block Party trailer is available, but she thinks it is only reserved on weekends. Board members unanimously voted to hold this event and Sammi agreed to register with the city.

Since there wasn't a great turnout for last year's fall festival, the board agreed that this year will only be a trunk or treat in driveways on Halloween night.

The board agreed unanimously that they would like to have Christmas lights professionally done this year. Chris agreed to look into the cost. Nicole mentioned the possibility of also wrapping the light poles with garland.

### Pool Committee Report

Luke McDaniel has been doing a great job caring for the pool this summer. When he was out of town with family, pool chair Ronnie Gilbert took over during that time. Michelle said more trash bags need to be purchased for the pool bathrooms.

### Architecture Committee Report

We still do not have an architecture chair. Sammi has been filling in and she shared that one homeowner recently asked permission to redo his driveway and that it was the same footprint that is there already. She gave a verbal approval for the project.

### Landscape Committee Report

Following the road construction scheduled this fall on our side of Lake Forest, Landscape Committee Chair Chris would like to re-do the entrances there because they're not looking good. He would also like to remove the two mismatched corner bushes on the Virginia Parkway entrances. Michelle asked Chris to ensure that the hedges are trimmed at the corner of Lake Forest and Virginia. Two redbuds that were cut down on Virginia are actually growing back from the roots, so they will be cared for to grow back into healthy trees. In addition, the shrubs that were installed at the pool by the old landscaping company are not thriving and need to be replaced. Chris asked if watering times could be extended on the roadways since there is room in the budget. The board unanimously approved this request. Chris explained that he wasn't going to significantly increase watering on Lake Forest since the city will soon be tearing out all of the grass during upcoming road construction. We're currently watering a total of 19 minutes, three days a week. Chris would like to go to five days a week. Homeowner Robert King asked about new city watering restrictions and no one present had knowledge of new restrictions.

Maximus Tree Service has trimmed back all of the crepe myrtles to remove dead branches. They have a fungus that needs to be treated by spraying a fungicide and the tree company can do this for \$350.00 The board voted unanimously to approve this expense.

All of the bushes and trees also need to be fertilized and Chris would like to ask the landscaping company to do this. Chris estimates that this will cost about \$250 for the fertilizer. The board unanimously approved the fertilizer expense. There was a sprinkler repair expense of \$150 and this is the only other expense.

### Old Business

Michelle has written a letter to homeowners who back up the alley between Jamestown Lane and Virginia Woods Drive, which will be mailed out in the coming days. The letter provides the combination to the lock on the alley gate, explains the reasons the lock was installed, and asks homeowners not to drop branches and trash into the alley.

### New Business

A homeowner was concerned about the color of the fire hydrant near his home and mentioned this to a board member, stating that the color indicates the water pressure from the hydrant. Michelle will find out requirements and ensure that they are painted correctly.

Board discussed the need to paint the light poles in the neighborhood. Chris believes that Oncor is responsible for this and said in the past the HOA painted them but they got into trouble for doing so. Michelle will check into this.

Homeowner Robert King addressed the board regarding the prospect of shade at the pool. He is a contractor and would be willing to install shade sails at the pool if the HOA would purchase the sails and supplies. The board unanimously agreed that shade would be nice to have but they would like more information regarding pricing, building requirements, etc. Nicole asked about the sails' ability to hold up to heavy winds. Robert agreed to look into it further and bring more information back to the board. This is a project that would need to be budgeted for, so it wouldn't happen this year.

Chris asked about the prospect of winterizing the pool in order to save money on electricity, chemicals, and service expenses and will also protect the new pumps from getting damaged during winter freezes. This involves putting covers (rhino liners or blue block pool cover) over the pool/kiddie pool. Pumps would be turned off for the winter, plumbing lines will be blown out to remove water, chemicals would be added for the winter. Prior to the swimming season, covers will be removed and the pool would be shocked prior to opening. Michelle agreed to have Ronnie check into this with Southernwind. Chris stated that there are other companies that can do it, too.

Nicole bought a "G.O.A.T." trophy to pass around in the neighborhood for folks who have done something nice to their home, helped out a neighbor, etc. A homeowner will receive it along with instructions for passing it on. They can keep it for a while, then pass it on to a neighbor. It will be not involve the HOA, but will be solely done by homeowners. Sammi asked Nicole for a photo of the trophy and a description of the intent so that it can be put in the next newsletter.

The meeting was adjourned at 8:28 p.m.