

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

In attendance: President Michelle McDaniel, Vice President Nicole Ramsey, Secretary Sammi Hicks, Welcome Committee member Kari Woods, Pool Committee Chair Ronnie Gilbert, homeowner Gary Heisey, homeowner Bobby Loughridge.

The meeting was called to order at 7:31pm.

With three voting members in attendance, a quorum was present.

The minutes from the August meeting were approved as written by unanimous vote.

Treasurer's Report

Treasurer was unable to attend. Only information to pass is that two homes are on payment plans for their dues. All other homes have paid in full.

Michelle reminded the board that all expenses that need to be included in the 2023 budget will need to be provided at the October 11th board meeting so that the budget can be finalized on the night of the budget meeting.

Pool contract went up \$43 in the off season and \$60 during the summer due to increases in gas.

Vice President's Report

Twenty-seven violation notices are about to go out.

Secretary's Report

Sammi has a little space left in the newsletter she has created and asked for ideas. Nicole asked that there be information included regarding planting of grass. Sammi brought up the state's changes to HOA law in September 2021 and suggested that the board look into ensuring the nothing in our covenants violates these new laws. Sammi will gather the information regarding the changes that were made to provide at the next board meeting and will get information regarding the HOA attorney that was used in the past.

Social/Welcome/Web Committee Report

The shared VWPOA google drive has been created. The master contact list is on the drive and Nicole will get further information on who has access. Nicole asked everyone to be sure they can access the shared drive and log into position emails. If help is needed, please contact Jason to set up a time to go over how to access.

Kari will soon be delivering a welcome basket to one new homeowner. Another home has been vacated by renters who were fixing it up for the owners, but the board is unaware whether the house will be rented again or fixed up and sold.

Pool Committee Report

Chris Doran is checking with two companies regarding the possibility of winterizing the pool. Ronnie is also waiting to hear back from Southernwind on this issue. Ronnie will also follow up about the prospect of getting a pan under the pool equipment with an alarm to notify of leaks.

Architecture Committee Report

Sammi Hicks is currently filling in since the architecture seat is vacant. She shared that one homeowner asked to re-paint their front door and the request was approved. Sammi also shared with the board that the recent changes to Texas HOA law prohibit a voting board member from acting as the architecture chair, so someone needs to take over this roll since Sammi is the current board secretary.

Landscape Committee Report

Michelle reported that Chris Doran is still trying to arrange fertilizer application to the shrubs and trees. Chris had to step down as the chair of the landscape committee for personal reasons but will consider coming back once those issues are resolved. Michelle is looking for a replacement.

Old Business

Board members are still seeking information regarding the retaining wall at the pool, either from a retaining wall specialist or a structural engineer to tell us if it is safe to remove it altogether without damage to the pool. Board members and homeowners who were present offered up a few suggestions of homeowners who work in engineering or architecture who may have recommendations for professionals who can provide the board with the needed information.

Michelle had the neighborhood fire hydrants checked by the city and they are all painted the appropriate color in accordance with the water pressure at the hydrants.

The board is still waiting on a cost estimate for having Christmas lights installed professionally.

New Business

Michelle would like to have a meeting/mixer to share board openings with homeowners. Those present discussed homeowners who had expressed an interest. She would like to write up a description of duties required in each role for future volunteers. The board decided to include this event with the upcoming National Night Out on October 4, 2022. Kari offered to make a door hanger providing information about the event and will place them on doors within the week.

Michelle asked the board about covering the cost of a wood fence section at a home along Lake Forest where hedges in front of wrought iron fence are getting cut by our landscapers. The homeowner fosters dogs and the noise and activity upsets the dogs and makes them extremely anxious. Michelle doesn't expect this to cost more than \$300. Since the neighborhood landscapers continue to cut the hedges, Michelle would like to provide the fencing for this homeowner. The board unanimously voted to do so.

Michelle is still attempting to gather information regarding painting the neighborhood light poles. Oncor said this isn't their job so she is trying to figure out who to contact.

Gary Heisey asked that the POA ensure that mulch and dirt are not placed beside his property line/fence along Lake Forest near the high school because it damages the wood.

Bobby Loughridge stated that he is concerned about his yard not meeting requirements for lawn of the quarter and asked if the award could be given to someone else since he is having trouble with his sprinklers and doesn't feel his yard qualifies. Nicole agreed to remove it and will soon award it to another home for the third quarter.

Meeting was adjourned at 8:48 p.m.