

VWPOA Regular Board Meeting Minutes
October 11, 2022, 7:30 p.m.
Fire Station

In attendance: President Michelle McDaniel, Vice President Nicole Ramsey, Secretary Sammi Hicks, Welcome Committee member Kari Woods.

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

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

The minutes from the September meeting were approved as written.

Treasurer's Report

Treasurer was unable to attend. No updated financial information was available. Finances will be addressed at the upcoming budget meeting on October 25th.

Vice President's Report

Sammi shared an old postcard for trash can violations from a previous VWPOA board and suggested that the current board use an updated version instead of having to send out a letter for each homeowner when trash cans are the only violation. The board discussed that printing up a box of these and would make VP job a little simpler for Nicole and postcard stamps are cheaper than regular postage.

Sammi also shared attorney information found in the VWPOA filing cabinet. Michelle said she would call and find out if we're still on their client list and get an updated list of fees for services. There is no indication of a retainer on file and past president John Hicks said it was passed to him that the POA would just pay a fee for service when legal help is needed. Sammi also suggested that the board needs to find out if dedicatory instruments need to be updated with recent legislative changes to HOA law.

Secretary's Report

Due to increased costs associated with mailings, board members agreed that it was a good idea to increase administrative line item by \$100, for an annual total of \$800. Michelle also suggested that the board should cover the cost of ink and paper for Nicole for violation letters. She has been spending her own money on these mailings.

Social/Welcome/Web Committee Report

Sammi would like to make generic signs for repeat neighborhood activities such as National Night Out, July 4th parade, etc. She found an old email list in the VWPOA filing cabinet and will combine it with the current contact list.

Kari provided contact information for new homeowners. Kari updated board on homes in the neighborhood that are currently on the market, as well as the status of rentals. (There are currently 3 rentals in the neighborhood and two homes where the homeowners' adult children are living in the home.)

Kari suggested that VWPOA might want to do a small welcome basket for renters to try to welcome them and foster good relationships with the VWPOA. This would also allow the POA to interact with renters on smaller things, like garbage cans. Kari also suggested increasing the cost for homeowner welcome baskets: \$30 for homeowners and \$15 for renters. (There have been an average of 10 per year over the last few

years.) Sammi asked about changing the process for resale packets so that packets are not provided until the contact information for buyers is provided from the title company. Both of these items were tabled for discussion at a future meeting.

Michelle provided a Christmas light quote from our irrigation company. Nicole, Sammi and Kari discussed additional decoration options, as was requested by a homeowner. Sammi suggested that she would like to see other quotes on the lights. The issue was tabled until a later date so more information can be gathered.

Pool Committee Report

Per Michelle, Chris was unable to get any winterizing updates for the pool. Michelle shared that, per pool chair Ronnie Gilbert, winterizing is probably not cost-effective here in Texas. Chris suggested reducing the number of hours the pump was circulating to reduce electrical costs. During extremely cold periods, the pump will need to run continuously. This will be discussed with pool chair.

Nicole spoke to AT&T. The cost of the emergency phone at the pool keeps going up. AT&T said current rate has gone up to \$172/month. Per Nicole, VWPOA can save money by switching to fiber phone and adding fiber internet as has been discussed previously in order to better monitor security. The best option for the POA's needs is the plan that costs \$119/month for phone and 300 megabytes of data. Board members unanimously approved this option.

Michelle has spoken to two contractors regarding the pool retaining wall. One said the wall was in good shape and just needs some mortar in the cracks and bring in some dirt to cover the base of the wall where soil has washed away. The second contractor will be out later in the week. Michelle would like to get a third.

Architecture Committee Report

Per Sammi, there have not been any home improvement requests since the September meeting. Sammi reminded the board that there needs to be another person doing the architecture job since she is an executive board member. Board discussed possible neighbors who might be interested.

Landscape Committee Report

Fertilizer and tree-trimming were completed. Chris is back on board to continue as landscape chair but will be unable to attend meetings for the foreseeable future. He will provide information to Michelle for landscape activities and expenses in the coming year.

Old Business

Sammi shared the names of new homeowners who indicated they would like to get involved with the HOA and suggested inviting them to the next regular board meeting. Michelle and Nicole will do so.

New Business

Sammi, Nicole, and Kari came up with a list of potential projects to be completed around the neighborhood, either this year or during 2023. Those projects include:

Pool: fix light inside pool, retaining wall repair/rebuild, internet for security system, auto shut-off for kiddie pool, charcoal grill, shade sail, pool room wall repair, cover for attic crawl opening, replace kiddie pool fence, fix wobbly rails at pool stairs, non-slip coating in pool sidewalk entry/under shaded area, flower bed borders and better plants in front pool house flowerbeds.

Park: deal with erosion problems around concrete pad, replace tether ball.

Meeting was adjourned at 9:10 p.m.