

VWPOA Budget Meeting Minutes
January 10, 2023, 7:30 p.m.
Fire Station #7

The meeting was called to order at 7:33pm.

In attendance: President Michelle McDaniel, Vice President Nicole Ramsey, Secretary Sammi Hicks, Pool Committee Chair Ronnie Gilbert.

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

December 2022 meeting minutes were approved as written.

Treasurer's report:

No report given since treasurer was absent.

Secretary's report:

Secretary Sammi Hicks updated the contact list so that both renters and owners were on the list. This allows the spreadsheet to be more user friendly for various board members. Sammi also compared the contact list off of the Collin County Appraisal District's list of property owners to be sure that it was up to date with the latest changes in home ownership. Lastly, she found old email lists in the filing cabinet in the pool house and filled in where applicable.

Sammi informed the board that, according to the last legislative update, HOA's are now required to provide meeting notices to registered email addresses of homeowners at least 144 hours (six days) prior to the meeting.

Sammi will work with Jason to send out a blast email verifying homeowners' email addresses. She will also put out a message on the VWPOA Facebook group. Homeowners not reached in that way will receive a letter requesting email addresses.

Sammi shared info from past legislative updates regarding stand-alone generators and community gardens, and questioned the need to update the dedicatory instruments to reflect these new laws as was necessary with solar panels, and rain water harvesting systems in the past. This was tabled for now.

Sammi shared that state law now prohibits multiple individuals from the same household from serving as voting members of the board at the same time.

Pool report:

Dipped sidewalk in front of the pool entrance has been fixed. The sidewalk has been raised about two inches. Contractor suggested landscape edging or a french drain there to prevent water from washing away the soil. Sammi asked about the possibility of connecting the French drain to the pool overflow that runs out to the street. The board discussed the prospect of adding this to the portion of the retaining wall project that included adding fill dirt and french drains along the wall. Michelle said she needs one more retaining wall estimate so this issue was tabled for a later date.

Other proposed projects at the pool include drip lines around the pool house to protect the foundation of the poolhouse. Dirt is pulling away from the foundation and the board discussed the possibility that it isn't being watered enough. These projects were also tabled for a later date.

Per Nicole, AT&T finally buried the fiber optic wires at the pool. This has been an issue that she has been attempting to have resolved for several months.

Vice President's report:

Nicole discussed some of the problems around the neighborhood that haven't yet been addressed by homeowners despite violation letters. She also shared the email conversations that have occurred with some homeowners regarding their violation issues, as well as any progress that has been made.

Nicole shared that her next focus will be on driveways that have significant cracking, as there are several in the neighborhood. She recognizes that this is a costly project and will work with homeowners to give them plenty of time to resolve this issue.

One homeowner removed some trees in their front yard and asked to wait until spring to re-plant. Nicole approved his request.

Architecture Committee report:

Sammi met with Kyler and explained the architecture chair position in details and went over the position notebook. Jason got architecture email set up to forward to Kyler.

Landscape & Maintenance report:

Per Michelle, Rocky is going to trim and spray the crepe myrtle trees in February and will also remove a hollowed out, damaged yaupon tree on Virginia at that time. Michelle is also working with Rocky regarding the redbuds along Virginia that are leaning over the sidewalk. Rocky suggested taking them out, trimming the overhanging limbs from the property behind them to allow for more sunshine. Nicole said he is welcome to access her property if those are her trees. Michelle will discuss again and walk the common areas with him to ensure they're both on the same page. This will be addressed again at a later meeting.

Landscape contractor Roberto came and mowed and picked up trash along Virginia, as there was winter grass overgrowth there that needed maintenance.

According to Michelle, Rick will give all landscape contractors a 1099 form for taxes.

New Business:

Nicole will send out the next round of violation letters in March.

Old Business:

Retaining wall still needs additional quotes. Sammi asked if this might need to be done prior to the opening of the pool in May. Michelle said that timeline would be nice but is not necessary.

Board discussed the prospect of using the same contractor who fixed the pool sidewalk to address the erosion under the concrete pad at the park. Ronnie will reach out to the contractor who did the sidewalk and ask about feasibility of using polyfix for this project and if so will get a quote. Once this is addressed, the board suggested bringing in fill dirt and learning about native plants for the area around the concrete.

Rick put up new tether ball at the park. Per Michelle, the horseshoes still need to go in the locked box at the park, however the key has been misplaced. A locksmith will need to be contacted to address this and Sammi suggested asking whether a lock could be put in to match the pool key. Sammi will research locksmiths and whether it is possible to change out the current lock with one that fits the pool key.

Meeting was adjourned at 8:57 p.m.