

VWPOA Regular Board Meeting Minutes

Saturday, August 31, 2024, 1:00pm

208 Appalachian Way

1. Meeting called to order at 1:09 by President Stephen Hayes. Quorum established with all four board members present, VP Mark, Shelpuk, Treasurer James Trewin and Secretary Michelle McDaniel. Homeowner on Appalachian way Daniel Sillion present, Landscape Chair Chris Doran, Pool chair Ronnie Gilbert arrived late.
2. Secretary report: Minutes were read. No changes made. Motion to approve by James, Mark second. Minutes approved. Facebook update—all homeowners are current and non residents or past owners have been removed. Newsletter still yet to be created. Report of a neighbor cutting branches on their side, but throwing them over the fence to the owner who has the tree on their property. This is not right, but not an issue for the HOA to mediate. Suggestion to invite more neighbors to be on FB.
3. VP report- several responses to courtesy violation emails, one was a letter. 12 notices were sent. 3 chapter 209 notices were sent via certified mail, 2 were not yet delivered by USPS. One homeowner replied and the McKinney code inspector also gave violations. Some homeowners given courtesy emails have either replied or simply taken action. Mark requested reimbursement for certified mailings.
4. Treasurer report: Since James was absent last meeting, both June and July numbers were given, as well as August since we are on the last day of the month.
 - a. June ended with a balance of \$21,550 with a reserve of \$38,376
 - b. July ended with \$14,349 with a reserve of \$38,377
 - c. August ended with a balance of \$11,797 with a reserve of \$38,377June: paid final pool improvement installment, last large capital expense. James will transfer money from the reserve soon because of the capital expenses. We will have a negative balance if we don't transfer soon.
Pool: filter sand and lateral replacement \$1675, bulkhead \$325
Summary reports can be found on Google drive
July \$800 for landscaping (\$650 tree trimming, \$150 fertilizer)
Pool \$790 for the light repair
Water bill very low. Jason has been requested to check on the sprinklers per his contract.
August \$256 for PO Box renewal
Water is at \$956 we are using 76% less water than last year.

-Invoices for next month from Mark for mail, Michelle for pool supplies, and Luke for daily pool maintenance will be paid.

-Unpaid accounts: will send certified letters to two unpaid accounts with no communication. Homes 4 Rent still waiting on the payment for the difference from them. Another homeowner still making payments.

5. Landscape: Remainder of budget in other: \$4500, Maintenance \$3500. Sprinklers are not working properly and need to be maintained.

Rocky will trim next week, replace holly bush, will get quote on stump grinding. Chris has called city of McKinney to complain about overall city maintenance, tree trimming. Call 469-664-4495 or contact-parks@mckinneytexas.org

6. Pool-Currently \$3000 over budget on maintenance. Solar strand went out on north side. Caps on chairs need to be replaced. Close on National night out October 1 Tuesday.

7. Social-Chris has quote for \$2000 for Christmas lights. National night out 6-7 pm, games and food. Make goodie bags for First Responders? Kari's help? Halloween? Bunco night for the neighborhood—will take a FB poll.

Old Business:Michelle will follow up with city re oil stains left by the new road and sidewalk on Appalachian. The contractor who did the road, also does driveways: Ricky 214-662-1539

New Business: Daniel Sillion concern: Clean up by Atmos after tree clearing between homes and high school is an issue. There was no advanced notice, and the Board should look at the debris left behind. Everything has been destroyed and is just a mess. Junipers were sliced in half instead of cut down. Contracted workers wouldn't listen. Daniel contacted Atmos and McKinney Boyd who said they can't do anything. Atmos has the land on a 99 year lease. Every 2 years Atmos will clear area. Daniel would like trees replanted where they were accidentally cut down. Ask the school board about a fund for vegetation landscaping that Atmos says they have put aside for McKinney Boyd—this should be from the lease for the easement. Atmos main contact: "Contact us" on the atmos website, or call Chris Thomas 214-250-7231

Oncor lights need to be painted. Chris will look into it.

James proposed a regular meeting schedule. 1st or 2nd Tuesday of the month.

Sept 17, Oct 8 (budget) Nov 12, Dec 10. Michelle motioned to reserve these dates, James seconded. Motion carried.

At 2:33 Michelle motioned to adjourn the meeting. Mark seconded.