

**Regular Meeting of the Board of Directors
Thursday, October 20, 2016**

Open Meeting: The Regular Meeting of the Board of Directors was called to order by the President, at 7:15 PM on October 20, 2016. The purpose of the meeting was to conduct regular business as identified in the pre-announced agenda. Following the Pledge of Allegiance. The minutes for August 18, 2016 were reviewed and approved unanimously by the members of the Board present. Mr. Richard Gentry announced that Mr. Christopher Bell had resigned from the board.

Board members present:

Richard Gentry, President

Guy Oliver, Secretary

Rannie Bond, Assistant Secretary

Board Members Absent:

Reggie Harmon, Vice President

Staff present:

Mike Hunsucker, Community Manager

Sylvia Mennel, Assistant Community Manager

Dawn Garza, Superintendent Parks and Recreation

Adrian Suttles, Superintendent of Standards

Jamie Esquivel J&J Construction Maintenance

Members Present

17 Members present. See attached sign in sheets

Guests Present:

Ilan Dean Brinhous presented a project of building three benches for the future dog Park has an Eagle Scout project

II. Committee/Department reports

- Community Manager, see attached report
- Recreation Department. 324 enrolled in this year's soccer program A written report was provided and is attached to these minutes
- Maintenance Department. A written report was provided and is attached to these minutes
- Standards Department. A written report was provided and is attached to these minutes.
- Administrative Report. No report
- Architectural Review Committee. A written report was provided and is attached to these minutes. Mr. Gene Hopkins Chairman of the ARC went over the report for the Board.
- Finance Committee Next meeting November 2, 2016
- Landscaping Committee Working on plans for the first four Monuments
- Election Committee No report
- Communications Committee. See the attached minutes.
- Public Safety Committee This Committee is without a chair the committee needs to elect a chair

- Sports Park Committee. See attached minutes
- Strategic Planning Committee. The AR is being rewritten.
- Ad Hoc Fence Committee. Mr. Lomax submitted a detailed report. Is waiting on Board action

III. Unfinished Business

- Restrooms for the sports Park The Board will receive weekly updates. Out for bid. **OPEN**
- Electronic Voting On hold until the new software and the transition Spectrum Management has been completed **HOLD**
- Leaning Brick Columns along Talley Road Contract was awarded to Masonry Arts to repair these 39 columns. Will start in August or September when matching brick will be available. Waiting for brick to arrive \$57,900 Should start in mid-November and be completed in one month **OPEN**
- Speed Bumps on Sage Run. Still with Bexar County. **OPEN**
- Forensic Audit Has been started. **OPEN**
- Forced Maintenance Working with Spectrum Management and the Attorney to prepare the AR. **OPEN**
- Dog Park **OPEN**
- Sports Park Parking Lot Staff was directed to work with the contractor to have the sports Park parking lot patched and the paving done in January 2017 **OPEN**
- Update on acquiring the common areas on the Park Village **OPEN**
- The Board approved the purchase of 19 office chairs for the VW OA office at \$ 69.99 each 3 - 0 **CLOSED**

IV Executive Session Results

- Executive Session August 26, 2016
 - Mr. Gentry moved to elect Mr. Bond Treasurer. The motion was seconded by Mr. Harmon. The motion passed unanimously 4 -0
 - The Board adjusted the employees pay from salary to hourly
 - The Board decided to donate the old chairs and kitchen equipment charity.
 - A Town Hall was scheduled for September 10 at 3 PM
- Executive Session September 19, 2016
 - The Board approved a Payment Plan Policy for the Villages of Westcreek Homeowners Association Inc. 4-0
 - The Board approved an Electronic and Telephonic Action Policy for the Villages of Westcreek Homeowners Association Inc. 4-0
 - The Board approved Solar Energy Device Guidelines for the Villages of Westcreek Homeowners Association Inc. 4-0
 - The Board approved Standby Electric Generator Guidelines for the Villages of Westcreek Homeowners Association Inc. 4-0
 - The Board electronically approved the Villages of Westcreek owners Association Inc. Billing Policy and Payment Plan 4-0
 - The above resolutions will be recorded with Bexar County
 - The Board voted electronically to spend \$1000 on LED light bulbs to be given away at National Night Out 4-0
 - The Board approved (electronically) a payment plan for account number [REDACTED]
 - The Board approved (electronical) keeping the Sports Park pool open for an additional two weeks from 11 AM to 8 PM 4-0

- j. The Board approved (electronically) an Eagle Scout service project to build Park benches for the the sports Park 4-0
 - Executive Session October 10 2016
 - a. The Board met and discussed contract issues
 - b. The Board discussed possible litigation

V . New business

- a. The Board approved selling the TV in the lobby for \$250 and purchasing a new TV with wireless connection to link up with the computers. OPEN
- b. The Board approved the Eagle Scout project. OPEN

VI Open Forum

- a. Marty Hanson stated that the Scouts wanted to do some Community Service Projects That they would be displacing the dead plants at the Clock Tower and would be staking the nature trail behind the Community Center to redo it.
- b. Lefty Besecker stated that the signs Spectrum are putting out needs to have more contrast.

VII. Schedule next monthly meeting: November 10, 2016, at 7 PM in the Community Center.

VIII. Adjournment: There being no further business before the Board, the meeting was adjourned at 8:37 PM

Written by:

_____ Date _____
 Guy E. Oliver Secretary

Approved by:

_____ Date _____
 Richard Gentry President

Posted in the VWOA Book of Minutes by:

_____ Date _____
 Mike Hunsucker, Community Manager