

## Villages of Westcreek Owners Association

### Regular Meeting of the Board of Directors Thursday, June 15, 2017

**Open Meeting:** The Regular Meeting of the Board of Directors was called to order by the President, at 7:00 PM on June 15, 2017. 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 May 18, 2017 were uploaded to the website. The minutes were then approved unanimously by the members of the Board present.

#### **Board members present:**

Billy Teeter, President  
Rannie Bond, Treasurer

Bradley Cleveland, Secretary

#### **Board Members Absent:**

Kevin Drummonds VP, Reggie Harmon Asst. Secretary

#### **Staff present:**

Mike Hunsucker, Community Manager  
Sylvia Mennel, Assistant Community Manager  
Jason Dunbar Superintendent Community Activities  
Charlie Wilkerson, Standards Director  
Jamie Esquivel J&J Construction Maintenance

#### **Members Present**

Members present. See attached sign in sheets

#### **Guests Present:**

None

### **II. Committee/Department reports**

- Community Manager, see attached report
- Community Activities Department. 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. A written report was provided and is attached to these minutes

### **Committee Reports**

1. Committee's that submitted their reports were reviewed by the Board as follows.
  - a. Architectural Review Committee report was reviewed and accepted as Submitted. Mr. Hopkins asked the Board to appoint a new member to the committee. The Board discussed the matter, the Board voted, Mr. Teeter voted as Mr. Drummonds proxy, all approved. Mr. Sal Schifano has been appointed a member of the Architectural Review Committee
  - b. The Sports Park Committee gave their report verbally, recommendations were made with respect to repairs and maintenance of some facility components. Those items to be addressed with respect to the reserve study. The Board asked Ms. Heather Malia if she would incorporate the additional improvements to the Community Center facilities and the pool of this location as part of the Sports Park purview. Ms. Malia accepted the request by the Board and will include those items within their scope in the future.

### **III. Unfinished Business**

- a. Restrooms for Sports Park OPEN – Changed - Out for **re-bid**
- b. Speed Bumps on Sage Run OPEN – County to bid out status update in 90 days
- c. Forensic Audit OPEN – Meeting scheduled for June 29 at 11:00am
- d. Sports Park parking lot paving OPEN – Out for additional bids
- e. Dog Park OPEN – Pending fencing quotes

### **IV Executive Session Results**

- **Executive session June 29, 2017**-The Board approved sending 76 accounts to the lawyer's office for further collection efforts.

## **V . New business**

- a. Phone Upgrades- The Board reviewed three bids for new phone system upgrades. The Board voted on which proposal would be accepted. A motion was made to approve the proposal from NEC, the motion was accepted, all were in favor, the motion was approved.
- b. Benevolent Giving-this topic was discussed. A motion was made to set up a voluntary fund for giving to those who may need help with the payment of their assessments. The motion was seconded, all were in favor. The Staff to implement the process and present this to the Board.
- c. Wynwood wall repair vendor decision-The Board reviewed 3 bids for this project, a motion was made to approve the Ramirez Masonry proposal. The motion was seconded, all were in favor and the Ramirez Masonry proposal was approved.
- d. Talley Rd. Letters-The board approved of sending out letters to the homeowners on Talley Road regarding the status of the installation of the column project and their role in maintaining their fences. The Association could not get a bid low enough to get homeowners to buy in on the cost for replacing the fences in this area. This letter would reiterate the need for the homeowner to repair and replace their fence as required by a given timeframe with the mention of follow up by the Standards Department if necessary.
- e. Board member committee meeting attendance-the Board discussed this matter and recommended that they receive the reports from the committees to be able to give feedback, if the Board is able to make it to a committee meeting that would be optimal, however if not the feedback would be there either way.
- f. Pool rental agreement-the Board wished to have the costs for the monitors separated in two different contracts with the Association costs on one contract with 2 monitors there on behalf of the Association and on a Texas Pool Service Contract to have lifeguards as per their requirements and costs.

**VII. Schedule next monthly meeting:** July 20, 2017, at 7 PM in the Community Center.

**VIII. Adjournment:** There being no further business before the Board, the meeting was adjourned at 11:00 PM