

## Villages of Westcreek Owners Association

### Regular Meeting of the Board of Directors Thursday, August 17, 2017

**Open Meeting:** The Regular Meeting of the Board of Directors was called to order by the Vice-President, at 7:00 PM on August 17, 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 the July 20, 2017 Board Meeting were approved.

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

Kevin Drummonds, VP  
Rannie Bond, Treasurer

Bradley Cleveland, Secretary

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

Billy Teeter, President  
Reggie Harmon, Asst. Secretary

#### **Staff present:**

Mike Hunsucker, Community Manager  
Sylvia Mennel, Assistant Community Manager  
Jason Dunbar Superintendent Community Activities  
Charlie Wilkerson, Standards Director

#### **Members Present**

Members present. See attached sign in sheets

#### **Guests Present:**

Reggie Fountain, County of Bexar Public Works Department - Discussed ongoing construction on Talley and Potranco  
Carolyn and Ken Brown, Attorneys with Brown and Otiz, P.C. - Discussed ongoing construction/development behind Walgreens at the entrance to VOWC.

## **II. Department reports**

- Community Manager - See attached report
- Community Activities Department- See attached report
- Maintenance Department - See attached report
- Standards Department - See attached report
- Administrative Report - See attached report

## **III. Committee Reports**

- Committee's that submitted their reports were reviewed by the Board as follows.
  - Architectural Review Committee report was reviewed and accepted as submitted.
  - Sports Park Committee report was reviewed and accepted as submitted.
  - Communications Committee report was reviewed and accepted as submitted.
  - Landscape Committee report was reviewed and accepted as submitted.

## **IV. Unfinished Business**

- a. Restrooms for Sports Park OPEN – Going out for rebids - seeking waivers for flood plain for the amount of concrete needed.
- b. Speed Bumps on Sage Run OPEN – County is waiting for bids to see if they will provide funding - issue tabled.
- c. Forensic Audit OPEN – Auditor requesting guidance on whether to continue with the audit and indicated that there was no direct evidence that implicated any one particular person.
- d. Sports Park parking lot paving OPEN – Issue moved for discussion during an executive session meeting for discussion and resolution.
- e. Dog Park OPEN – Voted on during the executive session - contract awarded (\$11,641.96) to Delagarza to install fencing around the entire dog park.

## **V. Executive Session Results**

- **Executive session June 29, 2017**-The Board approved the dog fence contract to Delagarza (see above), contract for the ditches (\$1800.00) and baseball dugouts (\$5500.00) to Alamo. Finally, the board approved sending 22 delinquent accounts to legal and to waive one delinquent account. The board discussed a trip to Austin to lobby for the right to vote on the annexation of HOAs outside the 1604 loop by the city of San Antonio.

## **VI. New business**

- a. Erasers along main roads/erosion concerns was discussed. Wildflower mixture was suggested as a possible ground cover by a Board member. Moved to unfinished business as an open item.
- b. Fences and kickboards was discussed. The Board noted that there was a lot of visible damage to fencing. Moved to open business for action.
- c. Fees and policy for resale certificates was discussed. A board member noted that the HOA's budget can afford to eliminate the fees collected from the sale of resale certificates. A motion was made, seconded and approved by the three directors present to eliminate the resale certificate fee.
- d. Goodwill opportunities. Board approved a gun familiarization class being held in the community center. The board also approved the use of the HOA's baseball fields for practice by local school league teams.
- e. Food trucks –Brisket Boys BBQ was voted on to be the preferred vendor for events.

**VIII. Schedule next monthly meeting:** Sept 21, 2017, at 7 PM in the Community Center.

**IX. Adjournment:** There being no further business before the Board, the meeting was adjourned at 2049 hours.