



The Villages of Westcreek Owners Association, Inc.

BOARD MEETING MINUTES

December 14, 2017

7:00 P.M.

VWOA Community Center

Meeting Called to Order: 7:06 pm

Approval of the board minutes- Nov 16th, 2017 - Mr. Bond motion, Ryan Second, all approved.
Mr. Cleveland - getting the October meeting minutes by Dec 15th, 2017

Board Members Present:

Billy Teeter, President
Ryan Hasking, Vice President
Rannie Bond, Treasurer
Lori Rangel, Asst. Secretary

Board Members Absent:

Bradly Cleveland, Secretary

Staff present:

Mike Hunsucker, Community Manager
Charlie Wilkerson, Standards Director

Staff Absent:

Sylvia Mennel, Asst Community Manager
Jason Dunbar, Superintendent Community Activities

Other:

Jaime Esquivel, Landscape Contractor
State Representative Philip Cortez, TX
<http://www.house.state.tx.us/members/member-page/?district=117>

Members Present:

See attached sign in sheet

State Representative Philip Cortez, QA Session:

Senate Bill 6 - No annexation without voter representation by affected communities.

<http://www.legis.state.tx.us/reports/report.aspx?ID=author&LegSess=85R&Code=A2365> Questions from the floor: Toll Roads, Budget, CTE programs for 8th graders, senior citizens, veterans.

Mr. Teeter - continued annexation in SATX North 151 Group involved opposition has reached out to VWOA board - Read email from Dec 4th, 2017. Potranco area in Spring 2018. Meeting to be held Jan 11, 6:30-8:30 pm Dell Webb Hill Country Resort. Contact the office for more details.

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Department reports: see attached reports

- Community Manager Report
- Community Activities Department
- Maintenance Department
- Standards Department
- Administrative Department

Committee reports: see attached reports

- ARC
- Communications

Unfinished Business:

Sportspark restrooms: - Changed out for re-bid - new drawings to submit, meeting with public works - need to set up meeting schedule -

Speed Bumps on Sage Run: Open - pub works said it is out for bid. Looking for 3 contractors.

Main Fence Project: Arc committee chair mentioned pressure treated needed to have approval, staining is ongoing when they notice that boards have been replaced.

New Business:

- Discussion of the governing documents - standards and AR-45 (forced maintenance of lots) discussed in executive session. Was superseded by forced maintenance policy which covers the same thing in AR-45 which conflicts. AR-45 was not filed on request from ARC chair. This has now been taken down from the website to avoid confusion.
- Sign policy - was covered in the update to the standards in 8-2017. Single document that is the point of truth (Standards) if the standards don't reflect the external policy the standards should be updated.
- Motion to fix the standards to reflect any discrepancy
- Pool resurfacing
- Security hours

Executive Session(s) Results:

- No new updates at this time
- Next Meeting January 18, 2018 7:00 pm

Adjournment: 9:07 pm