

**Villages of Westcreek Owners Association
Regular Meeting of the Board of Directors
Thursday, July 20, 2017**

Open Meeting: The Regular Meeting of the Board of Directors was called to order by the President, at 7:00 PM on July 20, 2017. The purpose of the meeting was to conduct regular business as identified in the pre-announced agenda. Conducted the Pledge of Allegiance. The minutes for June 15, 2017 were approved electronically.

Board members present:

Billy Teeter, President
Rannie Bond, Treasurer
Reggie Harmon, Asst. Secretary

Bradley Cleveland, Secretary
Kevin Drummonds, VP

Board Members Absent:

None

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. 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.
 - There was a recommendation by a Board Member to use the enforcement tool in other areas of standards violations
 - Kevin Drummonds initiated a discussion regarding the totality of the HOA's responsibility while performing resale inspections. Mr. Drummonds retains that it is in the best interest of the HOA to perform both a front and backyard inspection. After a lengthy discussion, Mr. Drummonds agreed to Mr. Cleveland's request that he provide supporting documentation to the other board members before the next meeting.
- Administrative Report, a written report was provided and is attached to these minutes.

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.
- The Sports Park Committee was read and accepted as submitted.

IV. Unfinished Business

- a. Restrooms for Sports Park OPEN – No better pricing obtained.
- b. Speed Bumps on Sage Run OPEN – Pending funding from County or association funding if the County does not fund.
- c. Forensic Audit OPEN – Meeting held on June 29 with forensic auditor; Interim report requested for homeowners that detailed the contents of the meeting.
- d. Sports Park parking lot paving OPEN – Out for additional bids.
- e. Dog Park OPEN – Fencing quotes requested ASAP

V. Executive Session Results

- **Executive session June 29, 2017**-The Board approved streamlining the multiple websites and to maintain only one website and events calendar. The Board disclosed that 74 homeowner accounts were sent to the HOA attorney for action. Finally,

the Board met with NW 151 Annex Association to discuss opposition to the city of San Antonio's attempt to annex areas of HOAs outside the 1604 loop.

VI. New business

- a. Office Hours- Wednesday's one additional hour (1800 till 1900) is not sufficiently used, the Board voted on removing the additional hour on Wednesday. A motion was made to remove the additional hour on Wednesday effective 1 Aug 2017, the motion was accepted, four Board Members were in favor, the motion was approved.
- b. Pool life guards and pool access -- The President clarified that there are no lifeguards for the community pools. There are only monitors that have lifeguard training. The President stressed that he wanted to provide community services to the community to maximum extent possible and directed the staff to get pricing information on making at least one of the pools accessible 24 hours a day. The Board discussed extending the pool hours until 2200 hrs for the rest of the season. A motion was made to extend the pool hours until 2200 hrs for the rest of the season starting 1 August 2017, the motion was accepted, all Board Members were in favor, the motion was approved.
- c. A motion was made, seconded, and approved by a three of the Directors to take up all remaining new business items at the next Board of Director's Meeting; the motion was approved.

VIII. Schedule next monthly meeting: August 17, 2017, at 7 PM in the Community Center.

IX. Adjournment: There being no further business before the Board, the meeting was adjourned at 2115 hours.