



# The Villages of Westcreek Owners Association, Inc.

## BOARD MEETING MINUTES

February 15, 2018 7:00 P.M.

VWOA Community Center

**Meeting Called to Order:** Mr. Hunsucker called the meeting to order with the pledge of allegiance at 7:06 pm and introduced the candidates for the 2018 election: Billy Teeter, John Steele, Judy Cannon, Heather Malia, Ryan Haskins, Lori Rangel and Richard Gentry

### **Board Members Present:**

Billy Teeter, President

Rannie Bond, Treasurer

Lori Rangel, Asst. Secretary

Ryan Haskins, Vice President

Bradley Cleveland, Secretary

### **Staff present:**

Mike Hunsucker, Community Manager

Charlie Wilkerson, Standards Director

Jason Dunbar, Superintendent Community Activities

### **Other:**

Jaime Esquivel, Landscape Contractor - not present

### **Members Present:**

See attached sign in sheet

### **Candidates were given the floor to address the meeting attendees**

### **Department reports:** see attached for full reports

- Community Manager Report
  - Staining the fences that have been repaired, project ongoing
  - Tennis backboard repainted
  - New gates for the access control hardware being installed
  - Mike to approve Conex box for materials - to be placed behind the shop. This will hold all materials needed to make repairs on the HOA owned fences. \$2975 including delivery
- Common area fence materials purchase and contractor price \$26,992 (\$17-19/ linear foot)
- Other quote from third party contractor \$42-49/linear foot they would be responsible for materials and inventory, storage etc.
  - Mr. Drummonds commented from the gallery that the maintenance contractor should be responsible for maintaining the HOA fences. The board had not yet recognized Mr. Drummonds prior to his statement. Mr. Teeter said that the board would take his suggestion under advisement.
  - Mike Hunsucker confirmed that the funding for HOA owned fence repairs were in the Reserve Study.
- Cameras for the pavilion -
  - \$2900 for two \$6.50/month for insurance and warranted to be used at the Sports Park Pavilion
  - Motion buy Rannie Bond to approve the expense for the two additional cameras, seconded by Bradley Cleveland.
- Administrative Report -
  - Informational line number - changed every Monday morning.
  - Question was asked "How many people call this line? We need the data to support the time and expense to keep updating this. Mike to provide
  - Question: "Any other trouble with office hours? several vendors that want to do things in the office, but not enough to warrant extra hours."
  - Outstanding assessments have decreased part of the prior year carryover is reflected in the 2016 numbers when Spectrum was brought in

- Community Activities Department -
  - Movie night in the park to be held Friday Feb 16th (showing Justice League)
  - Online soccer registration closes this Sunday 18th - 345 players so far
  - Flag football final game is the Saturday the 17th
  - Easter egg hunt is coming on April 7th (still looking for volunteers). To be held after Easter due to other events in the park
  - Question by Lori Rangel on how the Activities Manager goes about garnering volunteer support. Mostly by word of mouth and the parents involved.
  - Soccer goals to be assembled before season start.
- Standards Department report -
  - % of trash can violations is persistent
  - Fence violations - all forced maintenance letters have been sent out. 177 original letters and only 47 are in forced maintenance. Community manager will be responsible for making sure that the maintenance crew responsible for the staining understand which fences are correctly repaired before staining them. If mistakes are made, the maintenance crew will be responsible for materials involved in re-staining.
  - Not too many PIA's (ice storm contributed) from the 7th to the 30th there were only 2 submitted
  - Charlie to send updated fence report to Lori - paper copy was handed out during the meeting.
  - Question - how do we enforce trash can violations?

**Committee reports:** See attached reports

- ARC
- Communications

**Unfinished Business:**

- Restrooms at the park -confirmation that we don't have to do the permit. Mailing a letter to fire department.
- Speed bumps - engineer on Tuesday originally 5 were recommended. Now 2 more are being installed, locations are marked Thursday of the following week we should have exact start date.
  - Question was raised about asphalt -vs composite. These will be asphalt as the composite speed bumps are breaking down too quickly and needing replacement.
- Sidewalk at the park - county to come look at the easement as sidewalk was not installed with ADA compliant ramp at the ending.

**Access Control Project Team**

Contract awarded to Security Technologies for RFID (same company as was putting in the cameras at the park.) Comes with a warranty for labor for as long as we have maintenance contract with them. Report on total cost savings over time to come from Mr Haskins and Mr Bond.

Motion to approve, Mr. Bond Seconded, Ms. Rangel

Board Approved 5-0

**New Business:**

- Lori to garner input from residents through a survey about column repair responsibility.
  - discussion about angles of leaning brick columns
  - Talley road fences were repaired by the HOA due to dangerous conditions
  - CCR bylaws and AR's as it relates to major fences doesn't specify the brick columns
- Discussion regarding the election committee not communicating the meeting in the 5 days as stated in the by-laws. This was an administrative and communications issue not related to any particular committee member.
  - The committee makes recommendations to the board, and the board votes on those recommendations.
    - noted from prior board president Richard Gentry that running board members would recuse themselves from voting on these to avoid perception of conflict.
  - At this time several people in the gallery began speaking without being recognized by the board.
  - Lori Rangel attempted to gain more information from Mr. Fenstermacher who brought up the fact that we are obligated to give 5 days' notice. This was interrupted repeatedly on both sides and was not answered. The issue was dropped as Mr. Teeter called the meeting to order.

**Other:**

A decision was not made on the election committee and a recess was called at 10:25 pm to reconvene Friday February 16th at 6:30 pm