

I
**Regular Meeting of the Board of Directors
Thursday, December 15, 2016**

Open Meeting: The Regular Meeting of the Board of Directors was called to order by the President, at 7:15 PM on December 15, 2016. 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 November 10, 2016 were reviewed two corrections was made. The minutes where then approved unanimously by the members of the Board present.

Board members present:

Richard Gentry, President

Reggie Harmon, Vice President

Rannie Bond, Treasurer

Guy Oliver, Secretary

Billy Teeter, Assistant Secretary

Board Members Absent:

None

Staff present:

Mike Hunsucker, Community Manager

Sylvia Mennel, Assistant Community Manager

Jason Dunbar Superintendent Community Activities

Adrian Suttles, Superintendent of Standards

Jamie Esquivel J&J Construction Maintenance

Members Present

27 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

- Architectural Review Committee. No report
- Finance Committee No report
- Landscaping Committee A report was sent that was not available.
- Election Committee No activity

- Communications Committee. See attached report. Mr. Fenstermacher stated that there would be a section in this Week in Westcreek for an article written by the membership
- Public Safety Committee No report
- Sports Park Committee. No report- Mr. Gentry stated that we would soon have security cameras in the Park
- Strategic Planning Committee. No report- Mr. Kevin Drummonds was appointed chairman

III. Unfinished Business

- Restrooms for the sports Park-The Board will receive weekly updates. Back with the architect to answer some questions **OPEN**
- Electronic Voting On hold until the new software and the transition Spectrum Management has been completed **HOLD**
- Leaning Brick Columns along Talley Road Contract was awarded to Masonry Arts to repair these 39 columns. The number of columns on Talley Road has been reduced to 28 the remainder of the 39 columns will be replaced throughout the Villages **OPEN**
- Speed Bumps on Sage Run. Still with Bexar County. **OPEN**
- Forensic Audit Has been started. **OPEN**
- Dog Park **OPEN**
- Sports Park Parking Lot Staff was directed to work with the contractor to have the sports Park parking lot patched and the paving done in January 2017 at a cost of \$17,237 **OPEN**
- Update on acquiring the common areas on the Park Village **OPEN**
- The Board approved the Eagle Scout project. **OPEN**

IV Executive Session Results

- **Executive Session November 9, 2016** The Board reviewed the 2017 budget
- **Executive Session November 10, 2016** The Board received an update on the transition to Spectrum Management
- **Executive Session December 2, 2016** The Board dealt with personnel issues, approved sending 41 properties for standard violations to spectrum for TPC letters, and approved sending 110 properties for delinquent assessments to spectrum for collection. Approved spending \$1055 plus tax for ID card software. See attached lists

V . New business

- Consider contract to add additional Security Cameras at the Community Center **OPEN**
- Consider contract to operate the pools for the Villages of Westcreek **TABLED**
- Consider contract for \$5590 with Reserve Advisors for a new reserve study **APPROVED 5 - 0**
- Mr. Bond moved that the Recreation Department be renamed to Community Activities Department. The motion was seconded by Mr. Harmon the motion passed **5 - 0**
- Mr. Oliver moved that AR 32 be rescinded. Mr. Bond seconded the motion. **The motion FAILED 1 - 4.** Mr. Oliver voted for the motion

VI Open Forum

- Mrs. Mallia stated that the Wynwood monument needed painting
- Mrs. Lomax was concerned that we did not have adequate staffing
- Mr. Severs stated that the annual meeting had to be within 120 days of January 1
- Mr. Hunsucker stated that SAWS will give us a 12-month notice prior to tearing up the Sports Park
- Mr. Fenstermacher had questions about the AT&T project.

VII. Schedule next monthly meeting: January 19, 2017, at 7 PM in the Community Center.

VIII. Adjournment: There being no further business before the Board, the meeting was adjourned at 10:14 PM

Written by:

_____ Date _____
Guy E. Oliver Secretary

Approved by:

_____ Date _____
Richard Gentry President

Posted in the VWOA Book of Minutes by:

_____ Date _____
Mike Hunsucker, Community Manager