



**Villages of Westcreek Owners  
Association  
Annual Meeting of the Members  
Thursday April 18, 2024**

**Board members present:**

Elaine Maurer, President  
Brandon Schuler, Vice President  
Victor Estello, Secretary  
Lynette Bradley, Assistant Secretary  
Brian Bush, Treasurer

**Members Present:**

Bill Fenstermacher  
Coral Fathy  
Francis Lomax  
Ann Lomax

**Staff Present:**

Andrea McFarlan, Community Manager  
Austin Holmes, Recreation Lead  
Vanessa Martinez, Spectrum Representative  
Melissa Garcia, Asst, Community Manager  
Monica Garcia,

**Guests Present:**

SCORE Unit, Bexar County Sheriff's Office  
Albert Castle, COPS on Patrol  
Sheriff Salazar, Bexar County Sherriff department  
Jessie Meredith, CPA Armstrong-Vaughn  
Rebecca Clay-Flores, Commissioner  
Patty Hernandez, Commissioners Office

**1. Call to Order – 6:00 PM**

- Determination of Quorum- The Annual Meeting of the Members was called to order by the President, at 6:12 pm after achieving a quorum on the 3rd call. The purpose of the meeting was to conduct regular business as identified in the pre-announced agenda.
- Proof of Notice- BOD President verified proof of notice sent.
- Introductions of BOD-President introduced current BOD members and members running for election or re-election.

## 2. Approval of Minutes for Last Annual Meeting

- 2023 Annual Meeting minutes were reviewed by the Board and membership present. A motion was made by Elaine Maurer to accept the Annual Meeting minutes as written, and all were in favor. The minutes were approved as written.

# **\*Pledge of Allegiance-Please stand**

## 3. Election of Board Member(s)

- Nominations from the Floor- There were no additional nominations from the floor at this time. The floor was closed.
- Introduction of Candidates- Elaine Maurer, BOD President introduced the candidates Brian Bush, Brandon Schuler, and Victor Estello
- Voting- Votes were counted by the 2024 Nominations committee and CM, Andrea McFarlan

## 4. Guest Speakers

- Bexar County Score Officers- Score officers shared what they are able to do in the community with the support of Sherriff Salazar who was also present.
- Sherriff Salazar Bexar County Sherriff Office- Sheriff Salazar spoke on the importance of the eyes and ears of the community. He spoke about the homeless encampments and how his department will work with us as they have but we need to reach out and notify them. He explained there is also a squatter process that must be followed.
- Bexar County Commissioner Precinct 1- Rebecca Clay-Flores- addressed the new things happening in her district like the animal rescue center and her re-election that will be coming up soon.
- Chief Appraiser of Bexar County Appraisal District- Roy Sandoval- Mr. Sandoval went over a PowerPoint to review the appraisal process and spoke on how taxes are figured and any exemptions that can be filed.

## 5. Financial report

- Armstrong, Vaughn, & Associates- Jessie Meredith- Ms. Meredith did explain and answer questions on the 2023 budget that had been reviewed and audited by the firm. Brian Bush explained about this budget being for the previous year and how the large projects now have surpassed the current 2024 budget already. There have been unforeseen projects like the mailboxes, field repair, and pool repair.

## 6. Community Presentation/ Q&A

- CM, Andrea McFarlan, went over community projects from 2024 to current pending projects in the community. CM McFarlan went over community events that have happened and that are scheduled through 2024 for all homeowners. CM McFarlan addressed the Garage sale signs to be put up and made more visible for current homeowners to see.

**7. Election Results/Administer of Board Member Oath**

- BOD President, Elaine Maurer, share election results for the BOD members and administered the oath along with Brian Bush, Brandon Schuler, and Victor Estello as new BOD members.


**8. Volunteer of The Year Presentation**

- BOD President shared a poem written by the husband of former BOD member Heather Mailia. Heather served on the BOD directors and was a friend to many. Heather was honored as the 2024 Volunteer of the year.

**9. Adjournment**

- The meeting was adjourned at 8:28 pm.

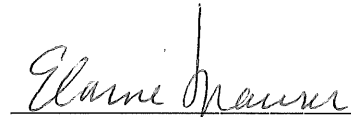
Attested by:



Date: 5/31/2024

~~Brandon Schuler, Vice President~~  
Lynette Badly, SECRETARY

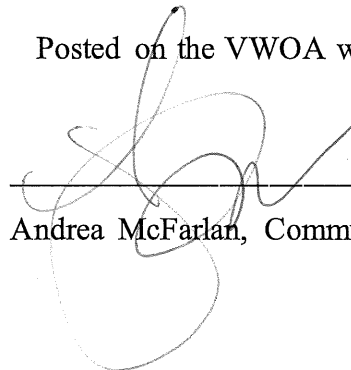
Approved by:



Date: 5/29/24

Elaine Maurer, President

Posted on the VWOA website by:



Date: 5/3/24

Andrea McFarlan, Community Manager