

VWPOA Budget Meeting Minutes
September 12, 2023, 7:30 p.m.
Fire Station #5

The meeting was called to order at 7:29pm.

In attendance: President Michelle McDaniel, Vice President Nicole Ramsey, Secretary Sammi Hicks, Pool chair Ronnie Gilbert, Welcome Chair Kari Gibbs.

With three voting members in attendance, a quorum was present.

April 2023 and August 2023 minutes were approved as written.

Treasurer's report:

Current operating fund balance as of August 31, 2023 was \$41,800 and reserve fund balance on that date was \$38,370.

James shared that he still needs to get online access to the City of McKinney water bill and the US post office the VWPOA Post Office account in order to pay these bills online. He would like to download the statements electronically and store them in the Google Drive instead of needing to store paper.

President's report:

The board discussed strategies for filling board seats after Michelle, Nicole, and Sammi meet their term limits in May 2024. There was discussion about the possibility of having a property management company to reduce the board's duties in hopes of making the board seats less time-consuming.

Michelle has been working with the insurance adjuster on the downed perimeter wall near Virginia and Lake Forest. The driver has not returned the company's phone calls and they aren't wanting to issue the funds. Michelle will keep working on them. In addition to the area that was damaged by the accident, there is additional mason's work that needs to be done where a vine has grown through the mortar on the Virginia side of that homeowner's property. The homeowner will be notified of the work in advance. Michelle has also been talking to the mason about the work and will soon receive a quote. Since the homeowner has been threatening in the past, Michelle is looking into having a law-enforcement presence to ensure the safety of the workers and that the work is completed. She explained the process.

Vice President's report:

Nicole gave an update on enforcement issues with homes that have covenant violations. There are two homes that she needs help with, as she is having trouble getting in touch with the homeowners/property management companies.

Secretary's report:

Sammi asked for approval of the draft newsletter for Fall 2023. All who were present approved of the newsletter with some minor formatting changes.

The Google number the VWPOA has been using doesn't work anymore. It was an old number provided by a former board member. This number needs to be taken off of all signs and

Pool report:

Per Ronnie, the auto-leveler and the sand filters were fixed by Southernwind.

Board discussed pool keys. Some homeowners have requested multiple The first one is free to the homeowner. Each additional key will cost \$10.

The light in the pool equipment room is still flickering. Nicole has proposed that the board have an electrician come look at the light. Nicole motioned, Sammi seconded, and it was approved unanimously to have this done with a preliminary cost approval of \$250.

The hot water in the pool bathrooms is discolored. Sammi suggested that the hot water heater may need to be replaced. Michelle will check into this and asked for names of plumbers from board members.

Architecture Committee report:

No committee report provided

Landscape & Maintenance report:

One of the new hollies at the Lake Forest entrance has died. Some of the plants have struggled in the extreme heat over the summer. Chris Doran provided a text with suggested landscape costs for 2024. This will be discussed with new business below.

Social Committee:

The social committee has met and divided up games and food item responsibilities for the National Night Out on October 3rd (5:30-7:30pm). Kari will make door hangers and Sammi will put a notification in the Fall newsletter.

There are three new renters need to be welcomed to the neighborhood. Kari will get them their renter's baskets soon.

Old Business:

The capstone prices have gone up from \$160 to \$280 each.

New Business:

Items that will need funds in 2024 budget: wrought iron fence on east retaining wall at pool; screens for the pool bathroom windows; repair fence at the pool entry where it is rusting and add piece over gate to prevent people getting in without key; replace/expand baby pool fence; repair pool hand rails going into the pool; new tables at pool; new umbrellas; shade structure at pool; repair sprinklers at park and add fill dirt and sod. (Nicole suggested the neighborhood use native grasses and plants where possible going forward because they would require less water.) Landscape Chair Chris Doran would like money for fertilizer for trees and shrubs, mulch, new edging for the pool's front flowerbeds, and improvements to the irrigation systems.

Sammi suggested that legal costs be put back into the budget. In the past there was \$5000 designated for this purpose each year. This was taken out years ago since we had a VP who knew how to file legal documents. Also, there are some homeowners who have been argumentative and physically threatened board members and Sammi suggested that in the future these people should be dealt with by an attorney. In addition, there are HOA laws passed by the Texas government and an attorney would advise the board of these needed changes. For example, Sammi recently learned that VWPOA needs to update its

management certificate with the county, and it is now required that HOA's register with the Texas Real Estate Commission and provide copies of the management certificates. Nicole and Sammi are also concerned that despite asking multiple people, no one has offered to fill any of the upcoming board vacancies. They would learn about what happens when a neighborhood has no HOA board, as there are legal steps to be followed.

Nicole met with the city and walked through the alleyway easement between Virginia Woods Drive and Jamestown Lane. The city rep wasn't sure whether the city or the neighborhood was responsible for cleaning it and would speak to other city workers and get back to her.

Meeting was adjourned at 9:44 p.m.