

VWPOA Regular Board Meeting Minutes
December 5, 2023, 7:30 p.m.
4802 Jamestown Lane

The meeting was called to order at 7:37pm.

In attendance: President Michelle McDaniel, Secretary Sammi Hicks, Treasurer James Trewin; Pool Committee Chair Ronnie Gilbert.

Approval of minutes for the December meeting were tabled until the next meeting.

Treasurer's report:

The operating fund account balance as of 11/30/24 was \$21,920.42. The reserve fund account balance as of 11/30/2023 was \$38,370.70.

Non-standard expenses for November:

- Rocky planted additional crawling junipers at the Lake Forest entrance for \$100.
- Southernwind Pools diagnostic visit for \$125. Discovered auto-leveler was broken.
- Miscellaneous pool expenses reimbursed to Ronnie (new cleaning net, etc.)
- Wall repair on Lake Forest \$7650
- GFCI outlet at Lake Forest entrance was replaced for \$265

Per James, the pool water was very high due to the auto-leveler being broken. Sammi suggested requesting a partial reimbursement from the city through their leak reporting feature.

AT&T emails are going to the VWPOA admin account so James can't get the invoices for records. James still can't access the City water bills or the TXU bills. Michelle will call both to see if she can get it resolved.

President's report:

Two capstones along the wooden fence on Virginia still need to be replaced. The board voted to approve up to \$620 to replace the capstones.

Michelle shared the draft text for the yearly dues letter for 2024. In the letter she explained why the board voted to increase dues by \$50 to \$725 per home in order to cover inflation and growing costs within the neighborhood. The letter included an accounting of projects that have been completed in 2023. There is also a request in the letter for volunteers to serve on the board since the terms of three of the four executive board members are expiring and those board members have served for two terms, thus they have reached their term limits.

There is a home that backs up onto Lake Forest whose owners are requesting the POA help pay for fencing behind the wrought iron sections of the wall. This is being requested because our landscape company continues to trim the shrubs despite being asked repeatedly over the last four years to let the bushes grow, thus diminishing the homeowners' privacy. Michelle got a quote for \$1600 to place fencing there and Michelle proposed the POA split the cost of the fencing with the homeowners. The board unanimously voted to spend \$800 for half of the cost of the fencing.

The board discussed the proposed wrought iron pool fence work that the board would like to complete.
Total: \$12665

- Replace rusted entry fence with new gate/entrance that provides more security: \$3250.
- Replace current wood fence on retaining wall and attach it to retaining wall with new steel posts, plus new fencing around the kiddie pool and extend the area: \$9415.

The board voted unanimously to approve the wrought iron fence project in the amount of \$12665. Half must be paid to get onto the waiting list and the remainder will be due when the work has been completed.

Vice President's report:

No report provided.

Secretary's report:

Sammi would like submissions for the winter/spring newsletter. Michelle requested that the new dues amount be included.

Architecture Committee report:

No committee report provided.

Landscape & Maintenance report:

No committee

Pool Committee:

On 11/30/23, the board voted via text to have Southernwind Pools repair the auto-fill on the pool for a cost of \$287 (\$162 plus the \$125 diagnostic visit).

Ronnie proposed buying two hard resin picnic tables to replace the wooden ones that are warped. The board unanimously agreed that Ronnie could purchase the tables

Social Committee:

A new Christmas light company was hired and the board is very happy with the results. Board members discussed adding to the decorations at the pool house in future years.

Old Business:

Executive board voted via text on 11/26/23 to power-wash and stain the wood fence along Virginia Parkway for a cost of \$2200. This work has not yet been done.

The meeting was adjourned at 8:26 p.m.