

Westchase HOA Meeting January 23, 2017

Approved 4/11/17

The meeting was called to order. Present were: Board members Chandra Baty, Nancy Breda, David Ferster, Steven Lusk, and Miguel Murillo; also Peggy Mann, representative of Nolan Management Company.

Owners [REDACTED] and [REDACTED], # [REDACTED], spoke to the group about the security cameras they would like to put up. A motion was made and seconded to let them proceed with their plans.

The minutes from the meeting September 12, 2016, were approved.

Open BOD ITEMS

Officers for 2017

Elected were: President--David Ferster, Vice President--Chandra Baty, Secretary--Nancy Breda--Secretary, Treasurer--Steve Lusk

2017 Budget and Funding

Discussion led to a motion being made and seconded not to renew the cable contract. A motion was made and seconded to keep the Special Assessment in place until the end of 2017, even though the loan will be paid off in March. Both motions were approved. A letter will be sent to the owners to notify them of the decision to continue the SA. Discussion of the rodent problem led to a motion being made to use Protex to treat all the buildings in the community. There will be a \$99.00 monthly maintenance fee. Motion seconded and approved.

Likewise, tree trimming will likely help curb the rodent problem. A motion was made, seconded, and approved to accept the \$3,000.00 proposal of Texas Tree Solutions to trim the trees.

The board approved repairs to the edging of Building 3.

Budgetary categories will be adjusted to reflect the BOD's decisions for maintenance projects. The board approved repairs to the patio fence of [REDACTED] 7. The repair charges will be added to [REDACTED] dues.

Porter Concerns

Board members reported that there was evidence the porter was not doing his tasks, i.e., trash isn't being picked up, light bulbs not being replaced, light globes not being systematically cleaned, pool restrooms not cleaned, pool. David will direct an email stating problem areas to Torrey at Texas Development.

NEW ITEMS

Insurance Renewal-- Our policy will be renewed by the end of January. The HOA's insurance agent has found an overall reduction of \$660.00.

[REDACTED] Dues-- The board voted not to waive the late fees of [REDACTED].

Building 3 Foundation Issues--The board approved an engineer's study.

Lighting Upgrades--Peggy will get some estimates.

Deferred Maintenance--Some covered above; 2017 exterior painting was approved by the board.

The meeting was adjourned. The next BOD meeting will take place April 11 at 6:30 in the clubhouse. Peggy did mention that it may be possible to have some future meetings via computer.

Respectfully submitted,
Nancy Breda