

# McKinney Park East Homeowners Association, Inc.

Date: Tuesday, February 2, 2016

Place: McKinney Park Pool

6600 Baythorne Drive

## Board Meeting Minutes

1. Call to Order - The meeting was called to order at 6:40pm.
  - a. Board members in attendance: Lupe Martinez, James Janus and Teresa Garza.
  - b. Residents in attendance: Kelee Bacarro, Beth Powell, Michele Thompson, Patrick Williams, Michael Rodriguez and Marc Sarvato.
  - c. Also in attendance: Jim Smitherman and Jamie Richardson, Goodwin Management.
2. Approval of December Board Meeting Minutes  
*James Janus motioned to approve the December 1, 2015 board meeting minutes as presented. Teresa Garza seconded the motion. The motion carried 3-0.*
3. Ratification of Board Votes since the last Board Meeting  
The board approved collection action on two properties since the last board meeting.
4. Resident Comments
  - a. A resident reported cars racing down Winterhaven late at night and asked what can be done about it; the board suggested calling 311 each time because this can only be addressed by the city. It was suggested for the resident to contact the APD District 4 representative.
  - b. A resident discussed an issue she is having with her neighbor regarding their shared fence; Jim asked her to follow up with him directly to discuss it.
  - c. A resident discussed his experience with google fiber; a notice will be posted on the website.
5. Events Committee Report – Teresa Garza and Michele Thompson
  - a. The next meeting is scheduled for Thursday, February 11<sup>th</sup>
6. Manager's Report – Jim Smitherman
  - a. Balance sheet total assets as of December 31, 2015: \$555,987.60
  - b. Delinquencies as of December 31, 2015: \$136,460.18
  - c. Finished the year within \$1000 of the budget in 2015
  - d. Net fund change for the year is \$68,793.74
7. Old Business
  - a. Deck resurfacing
    - The deck work is on-going.
  - b. Big pool and baby pool replaster
    - Paradise Pools plaster warranty – Paradise Pools responded to the letter from the HOA's attorney. The warranty only covers patch work and the HOA will be responsible for the cost to empty and refill the pool.

- Jim will get a bid from Austin Pool Pros to replaster the big pool with quartz plaster
  - Jim will find out the terms of the warranty from Austin Pool Pros for the baby pool pebble tech plaster; the board will then vote on the baby pool proposal via email.
- c. Lifeguards
  - The lifeguard schedule is the same as last year
  - There will be extra lifeguards on duty the first few weekends
- d. Grounds / Landscaping
  - Nine new trees have been planted
  - The trees are on their own irrigation line so they can be watered on a different schedule at the board's discretion
  - John will be on site in March to do composting; this should help the area where trenching was done
  - The two new barbecue pits were delivered and are waiting to be installed.
  - The bus stop bench has also been delivered and is waiting to be installed.
- e. Marquee signs
  - The front marquee sign has been changed
  - Additional letters have been ordered
  - The solar light is up and working well; an additional light has been ordered for the other side
  - The lock on the sign still needs to be fixed
- f. Security
  - Jim presented the security bid from Whelan Security.
  - *James Janus motioned to approve the security bid from Whelan Security for two visits every day between the hours of 11pm and 6am. Lupe Martinez seconded the motion. The motion carried 3-0.*
- g. Commercial vehicle resolution
  - *James Janus motioned to adopt the commercial vehicle resolution. Teresa Garza seconded the motion. The motion carried 3-0.*
- h. Annual Meeting
  - The meeting is tentatively scheduled for Thursday, March 31, 2016
  - There are two board positions up for election, each for a three-year term
  - The board discussed moving the meeting to a nearby school.

## 9. Executive Session

- a. The board entered executive session at 7:38pm.
- b. The board exited executive session at 7:51pm.

*James Janus motioned to approve the collection action discussed in executive session. Lupe Martinez seconded the motion. The motion carried 3-0.*

*Lupe Martinez motioned to adjourn the meeting. James Janus seconded the motion. There being no further business, the meeting adjourned at 7:52pm.*

Action Items are attached.

## Action Items

Assigned to:	Description:
Jim	<ol style="list-style-type: none"> <li>1) Bid from Austin Pool Pros for big pool quartz plaster work</li> <li>2) Warranty terms from Austin Pool Pros for pebble tech plaster in baby pool proposal; send to the board for vote</li> <li>3) Shade structure bid</li> <li>4) Install bus stop bench and the barbecue pits</li> <li>5) Fix the lock on the sign</li> <li>6) Request the contract from Whelan Security; also request for them to use different entrances when driving into the neighborhood</li> <li>7) Commercial vehicle resolution was adopted – needs to be notarized and filed</li> <li>8) Update on the Sunderland lot</li> <li>9) Follow up on the Ipswich and Panadero violations discussed</li> <li>10) Repost on properties that haven't met their payment plan agreement</li> <li>11) Find out if the school is available on Thursday, March 31<sup>st</sup> for the annual meeting</li> <li>12) Email a copy of all board meeting minutes to be posted on the HOA run website</li> </ol>
James	13) Send Jim the google fiber notice to post on the website
Lupe	14) Take a look at the bb court lights and make recommendations
All Board	15) Panadero lot – send Jim a list of questions to ask the engineer prior to meeting him on-site