



West Creek Estates HOA Meeting Minutes

October 6, 2018

4:00 PM

2011 W. Spring Creek Pkwy., Plano, TX

Type of Meeting: Open meeting of the West Creek Estates HOA

Meeting Facilitator: Christie Camizzi

Invitees: All West Creek Estates residents

- I. Call to order
- II. Introductions – Attending residents introduced themselves and the street they resided on. The households were represented by Jeanine Thames Glarsman, Kristy Guyten, Patricia Desbuquois, Kanna Madero, Anne Brown, Lester Ackerman, Bell Bowman, Debbie Heydon, Sarah Brown and Christie Camizzi.
- III. New business
 - a) Necessary board positions to be filled (all) - At meeting time, no board positions were filled as all previous board members had tendered their resignations or their terms had expired. Debbie Heydon mentioned that the last board meeting was on August 16, 2016. Executive Board member terms are for two years therefore all Executive Board terms had expired on August 16, 2018.
 - b) Bylaws – Current West Creek Estate HOA rules were distributed to attendees with proposed amendments for review.
 - c) Christie’s envisioning of the group’s future: maintaining the entrances (Carlton Ln. & Springfield Dr.), decorating the entrances with holiday décor, having a crime watch group, and being transparent with operations & finances.
 - d) Dues – There was discussion about lowering the dues to \$50 to encourage more residents to pay their annual dues. The dues went up to \$100 when very few residents paid and there was concern that the association wouldn’t be able to pay the bills. Finally, Christie stated that residents who paid their dues in the months of



September through November would have their dues forwarded to 2019. Also, if a resident paid \$100 (as stated in the dues form), then that resident would be paid up for 2019 & 2020. This is still pending and not firm.

- e) The proposed amendments were voted on. All amendments passed with one vote against the proposal to eliminate the parliamentarian position and another vote against on proposal to separate the landscape committee in to the landscape and beautification committees. More than 3/5 of the attendees voted in favor of passing all the amendments as required by Article 14 of the West Creek Estates HOA rules.
- f) Board positions were voted on and 100% of votes were in favor of electing the following individuals to the Executive Board of West Creek Estates HOA to the respective Officer or Committee Chair positions below.

Officer position	Name
President	Christie Camizzi
Vice President	Sarah Brown
Secretary	Lester Ackerman
Treasurer	Robert McDonald
Committees Chair	Name
Landscape	Jeff Nolte
Beautification	Patricia Desbuquois
Social	Jennifer Flanders
Crime Watch	<i>Vacant</i>
Welcoming	Jeanine Thames

- g) Banking matters were discussed – Robert McDonald informed the group that West Creek Estates HOA had a bank account at Legacy Texas Bank whereby the current signers were previous Executive Board members who had either resigned or whose term had expired and they would be removed. Robert informed the group that the



new Officer's (President - Christie Camizzi, Vice President - Sarah Brown, Secretary - Lester Ackerman and Treasurer - Robert McDonald) would be added as the new signers. This was decided and to by all present at the meeting.

h) Open floor for ideas & suggestions.

- i. One resident mentioned we should ask every household to pay for maintenance (water, electricity, & lawn maintenance). Basically, the residents would just pay for necessities. There was some discussion on how the HOA name is disliked and how it has a bad connotation. As the current landscapers have raised their rates, alternate landscapers will be priced out.
- ii. Flyer box – Jeanine offered to put out a flyer box so that those who are not on Facebook or tech savvy will know what is going on in the neighborhood. This idea was tabled to reduce paper consumption and to not waste resources.
- iii. Directory – Sarah asked about the past idea to have a directory of the residents for paid members; however, the community continually changes due to house sales and renters. The idea also met resistance from those who would prefer to maintain their privacy.
- iv. Remind app – Christie shared that the community could opt-in to this app to ease communication. This was bypassed in favor of sending out emails through the website whenever there are changes.
- v. Welcoming committee – Les said that the Welcoming Committee could greet new residents and encourage them to the join WCE on Facebook and Nextdoor.
- vi. Current balance – An attendee asked how about the WCE's current balance & the monthly bills amount. Christie shared that we have about \$1,588 and Debbie mentioned the past bills amount (two years ago) was \$350 (for water, electricity, lawn service, and any needed repairs).

IV. Adjourned at 5:45 PM for Executive Session.

A handwritten signature in black ink, appearing to read "Christie Camizzi".

Christie Camizzi, President

A handwritten signature in black ink, appearing to read "Lester Ackerman".

Lester Ackerman, Secretary