



Board of Directors Meeting Minutes

Date: June 21, 2023

Time: 6:30pm

Location: **Zoom**

Board Members:

Present (Note the # required for quorum = 4) 4			Not Present
Curtis Wade-Wojnicz - President	Irene Galindo-Cantu – Vice President	Olga Gallego-Treasurer	
Kathy Beer-Member	Arnoldo Perez – Member	Monica Garcia-Secretary	

Minutes:

Agenda	Discussion	Tasks/Conclusion	Responsibility
<i>Call to order@6:30 PM</i>	All board of Directors were present except Monica Garcia **Monica Garcia joined at 6:36pm	Roll Call	Curtis Wade-Wojnicz - President
<i>Establish Quorum @6:38 PM</i>	Yes	4 needed for quorum, 6 present	Curtis Wade-Wojnicz - President
<i>President's Notes</i>	Curtis announced that Joseph Barnes resigned as a Board Member. **Indicated that if anyone was interested in serving as a board member, they should contact any board member or the office. As a matter of information, the Board of Directors is following the Governing Documents to the letter in any decision made.		Curtis Wade-Wojnicz - President
<i>Approval of Meeting Minutes</i>	Board Meeting June 21, 2023 Minutes	Monica Garcia motioned for approval of the minutes, Olga Gallego seconds, Discussion: Curtis notes that Monica's last name is missing. Pending that correction, motion passed unanimously.	Monica Garcia - Secretary
<i>Email Motions Approved</i>	There we no emails motions to made since the last Board Meeting of June 21, 2023		Curtis Wade-Wojnicz - President
<i>Management Report</i>	Review of the Delinquent Accounts Report.		PMG, PMG and Board

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	<p>Rental Units Updates: 11 units are currently leased and 9 additional units have been advised that they may list their units for rent.</p> <p>Insurance: the \$114,000 down payment was made on the property insurance policy, with 10 payments of \$18,000 to follow. This was a huge increase in our insurance premium, which is standard nationwide for condominium complexes, especially older properties</p> <p>Parking Rental Updates: 11 units have been rented, leaving 43 guest spaces.</p> <p>Landscaping Updates</p>		
<i>Old Business</i>	<p>Status of Replacement of hot water lines behind units 133-164:</p> <p>Drainworks and Harold plumbing have both submitted proposals to install water heaters on one building as a test at cost of approximately \$29,000.</p> <p>The Board is also considering replacement of the entire underground hot water line in this area at a cost of approximately \$140,000.</p> <p>Plants on common areas: The Board will review each submittal by the end of the month based on guidelines to be established.</p> <p>Curtis suggests we accept the bid from Davey Trees for deep root watering for out trees at a cost of \$1,600.</p>	<p>Hot water line issue still under review</p> <p>Kathy asked if door mats were okay on common areas such as outside patios or at the bottom of stairways. Arnoldo asked if PMG to provide 3 options for the boards review.</p> <p>Irene motions to approved bid from Davey Trees for deep root watering at a cost of \$1,600. Olga seconds. Not discussion. Motion passed unanimously.</p>	PMG and Board
<i>Treasurer's Report</i>	Reviewed June 2023 financial reports.		Olga Gallego-Treasurer
<i>New Business</i>	<p>Locking Trash Dumpster Area:</p> <p>Due to continued problems with people dumping construction material and other</p>	Irene motions to approve the locking of the dumpster area as suggested. Olga seconds.	PMG and Board

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	<p>unauthorized items in the garbage bins, it is proposed that the recycle bin lid be locked permanently. There is a narrow slot to slide in flattened cardboard boxes.</p> <p>The large barn door gates will be locked daily when the maintenance staff leaves, and over the weekend. Pedestrian gate to remain open.</p> <p>Review of pool entry gate options. The office is currently waiting on a proposal from Texas Gate to install a system to allow either access cards, wristbands or key fobs to identify persons entering the pool area by unit number.</p>	No discussion. Motion passes unanimously.	PMG
<i>Open Forum</i>	No members signed up to speak during the open forum		
Meeting Adjournment	<p>At 7:10 p.m. the open meeting adjourned to Executive Session.</p> <p>At 8:35 p.m., the Executive Session was adjourned.</p>	Monica motions for meeting adjournment. Olga seconds. Motion passed unanimously.	

Submitted by: Monica Garcia
(Secretary)

Date: July 19, 2023

Board Approved on Date: August 22, 2023