

# The Villas at Aledo Homeowners Association, Inc

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January 12, 2025- 4:30pm-6:15pm

## Agenda:

- **Roll call:**

Michael Handley- President

Eric Henderson- Vice-President

Morgan Lugo- Finances (Sick)

Judy Hill- Finances

Angie Thompson- Social VP

Melissa Handley- Secretary

- **Agenda**

- **Roads-** need to speak to the residents' husband about doing the roads. Need money from the lawsuit settlement. Need to get pave-patch to repair the small areas. Michael will order the patch and he and Eric will plan on a date to do the work.
- **Gate-** wind will affect the opening of the gates as will the rain. Email has been sent to the neighbors to let them know not to push open the gates and to be patient with the operation of the gates as they move slowly.
- **Fountain-** suggested to put a top on the fountain so that it has a platform to add something to such as a planter or other item. Michael will speak to a resident about creating the platform.
- **Landscape-**
  - The large shrubs that are weather damaged look terrible and it suggested that we remove it and add gravel/rock to make it a drought tolerant area.
  - We need a new sprinkler controller.
  - New lawn contract, do we need to change landscapers. We have gotten a bid from our current landscaper, Griffith and a new company, which bid higher initially but then reduced bid. New company is new and has never done a large HOA such as ours. Vote of the HOA board was taken at the meeting and of those present all voted to stay with Griffith at this time with the option for other companies to bid next year.
- **Parking & Trash Cans-** an email will be sent about putting their trash cans away. Parking, need to send an email to all residents about the HOA rules and fines for parking on the street.
- **HOA Dues-** a few serious residents are in arrears, a letter will be sent to the residents.
- **Lawsuit- Benjamin Compton (lawyer)- Lackland Holdings- Randall Sears**

- An offer has been made to the HOA, Michael will speak to all parties involved, Lackland Holdings and Randall Sears. HOA members in agreement.
  - **Misc-** electric, TXU, needed to set up a new contract, agreed to keep it the same.
- **Current Finances and assessment-** need to ask Morgan for a financial statement to add to the minutes.
- Next meeting- March