

Villas at Aledo HOA Community Meeting Agenda
July 19, 2026 4:30-6:30pm 4:30-5:45pm
Second Story Books meeting room



I. Opening Comments & Call to Order

- Welcome and Opening Comments
- Roll Call and confirmation of quorum
- All board members present, six residents

II. HOA Board Update

- Review of Board terms and open positions (Treasurer, Secretary, etc.)
- Resident interest
- No interest, board remains the same with exception to treasurer.
- Donna D. voted in unanimously to take over the position.

III. Financial Report

- Update on current community account balances and expenses
- Discussion on HOA Dues, Assessments, and payment status
- Discussion over raising the current dues to \$300.50 a quarter to offset the increases in water, electricity, lawn care and maintenance of the community.

IV. Community Improvements & Maintenance

- **Roads:** Status of ongoing repairs and future assessment needs
- Roads will have ongoing repairs needed due to the way they were constructed at the time of the community development. Repairs will be done as economical as possible.
- **Entrance & Gates:** Gate maintenance (hinges, motors), call box status, and camera functionality.
- Is it possible to get call box functional and at a reasonable cost?
- We will look into adding a light over the call box key pad to help those coming in at night.
- The walk gate is not shutting properly, and needs repair.
- Gates are functioning well.
- Discussion on possibly adding a license plate reading camera to the entrance, more information will be shared to the community along with the cost. A vote will be taken among residents as to whether this is something we as a community would like to invest in.
- **Common Areas:**
 - Fountain Beatification
 - Well done and looks great!
 - Landscaping (front entrance enhancements, sprinkler system, grounds maintenance)
 - Community areas are looking great
 - The cost has gone up but we are pleased with the service.
 - Fences & Walls (repairs, painting, staining)
 - Fence at the back of community needs to be repainted

- Pillars at the entrance, some are leaning and need to be righted.
- Looking into using a company that will inject foam at base to correct the pillars.
- Also looking into doing the foam to some of the light poles.
- The stone wall at entrance is also leaning and needs repairs, we are looking into the cost.
- Pergola removed.

V. Community Reminders & Guidelines

- **Parking:** Reminders on garage/driveway usage and guest parking policy
- Still an issue but looking into safer alternatives that everyone parking along Villa Ln.
- Looking at utilizing the alley at the back of the neighborhood, along railroad track.
- **Trash & Recycle Bins:** Policies regarding bin storage and visibility
- **Pets:** Guidelines for cleanup and behavior
- **Speeding:** safety awareness.
- Need to slow down some residents, considering signs or speed humps.

VI. HOA Resources & Contact Information

- HOA Contact Email: villasataledo@gmail.com
- HOA Website: [Villas at Aledo](#)
- Mailing Address: PO Box 1863, Aledo, Texas 76008
- Approved Vendors (e.g., Landscaping/Griffith Landscaping & Maintenance)

VII. Q&A and Open Forum

- Looking at meetings more than once a year.
- Looking at having a community get together, possibly in fall.
- We will be creating a vendor list for residents so the community can share when they find a reasonable and reputable company/person to do work.

The Villas at Aledo HOA Board Position Interest Form

Please indicate your interest in serving on the HOA Board. We appreciate your willingness to contribute to our community.

Personal Information

- **Name:** _____
- **Address:** _____
- **Phone Number:** _____
- **Email:** _____

Position of Interest

Please select the position(s) you are interested in (you may select more than one):

President
Vice President 1
Vice President 2
Secretary
Treasurer
At-Large Board Member