

January 25, 2017 Las Colonitas Board Meeting

Call the Meeting to order- Sarah called the meeting to order at 6:30pm. BODs Betty, Barbara, Mike, Julio Cruz, Alain and Sarah were present. Lazaro represented Worth Ross.

President's Comments- Sarah welcomed everyone. She discussed a letter on Single Family Rental Program in the City of Dallas.

Approval of the Minutes – Betty Santa Cruz approved the minutes and Barbara Rogers seconded.

Manager's Report – was read

Usual reminder about grills not being allowed. Report any if seen.

Plumbing-

- Unclogged a sewage-line; four units affected. Grease, hair, and baby-wipes removed with auger/snake.
- Experienced one cast-iron line break; repairs are "on-going". Need to smooth-out the drywall-mud of a unit, and interior materials condition testing of another.
- A water-leak at ceiling at bathroom reported by a resident. The owner to top unit has been instructed not to use until repaired. Located at the South-side of property. Owner refuses to repair. Will involve the Association.
- Water leak reported by a resident at North-side of the property. Search is still on-going for cause of the leak. Possibly involving a shower at location.

Grounds-

- Picked-up large amount of leaves reported to have been slippery.
- Replaced a 400-watt exterior light fixture to the back horse-shoe.
- Two sections to wood fence at entry/exit to north drive aside pawn-shop are scheduled for repair on this up-coming Friday 1/27/2017. Cause of this is unknown at time.
- Repaired 10 metal posts at reserved parking awnings to back horse-shoe.

Parking-

- One vehicle "damage" report submitted. Rear-bumper impact at south horse-shoe.

Like always, if any unusual sounds are heard in the walls or floor areas or you experience any sort of leak, slow drainage or drips, please contact the maintenance department so that the issue can be inspected and isolated to prevent unnecessary damage.

Always check and change your HVAC filter. Filters that are not changed out regularly (4-6 per year) can cause a backup in the drain pan as well as the drain line. This can cause damage to walls, ceilings and the HVAC units.

- If you are experiencing any issues in or around your unit please contact management and/or maintenance. Not repairing or resolving an issue correctly could cause undue damage to your property as well as the common areas.

Treasure's Report – Due to plumbing bill and police officers, we were over budget. However, the reserve was funded.

New Business – None

Old Business – None

Adjournment – The meeting was adjourned at 6:45pm