

March 29, 2017 Las Colonitas Board Meeting

Call the Meeting to order- Sarah called the meeting to order at 6:30. All BOD were present: Alain, Anita, Barbara, Betty, Lee, Mike, Julio Cruz, Julio Rodriguez, and Sarah. Craig represented SNL.

President's Comments- Sarah turned the meeting over to Craig. He introduced Claele Smith of Dawn Energy Consulting. Las Colonitas is with Champion now and it expires May 2017. We can save \$12,000 a year with Hudson if we lock in soon while rates are low.

Approval of the Minutes – Alain approved the minutes and Barbara Rogers seconded.

Manager's Report – We are joined by Claele Smith of Dawn Energy Consulting. Claele has reviewed electricity accounts for us over the past five years and saved each of my HOA's money. I have asked her here tonight to briefly discuss the upcoming electricity contract expiration with Champion and to discuss renewal rates for the HOA.

- Claele Smith

SNL Associates, Inc. assumed property management duties on March 1, 2017.

Elouise Flores has assumed the role of Manager and Freddy Cisneros has assumed the role of Maintenance/ Porter. These staff members are currently being paid via contract labor, but we are recommending that they be placed on payroll effective April 1, 2017 and have taxes withheld, as well as having workers' compensation coverage to protect the Association, as well as the employee.

All locks on the office doors were replaced after of the change of management.

We have contacted the City of Dallas and discussed the Single Family Rental Registration Program that was brought up at the February meeting. This registration program does not pertain to HOA's but rather single family homes or condominium units that are either leased or rented and occupied by someone other than the owner of the property. There are no requirements that the HOA has to take care of – other than to register the units that they own and lease or rent.

Officer Burnside, an officer with the Dallas Police Department has provided patrols for the HOA throughout the month of March. He has advised that he provides 25 hours of patrol service while off-duty from DPD.

- Need to determine if 25 hours is adequate?
- Patrol hours begin at 0500 – we would prefer rotating hours
- Does the BOD wish to continue this service?

Vendors that were in place and remain in place are as follows:

Republic Services – trash
All Star Towing
Mac Gray/ Coinmach – laundry
Protex Service – pest control - bees
Jonmar Services – pest control - weekly
Simpson Landscape
ADT Security – alarms
Pro Access Systems – cameras
Winstead Plumbing
David Carden – plumbing
ARS Rescue Rooter
Kings III – pool help phones

We are unhappy with the idea of using All Star Towing – they will not provide towing service unless the Association allows for “drive-thru” towing. We are recommending a change to Choice Towing.

- Will the BOD approve?

We have retained Quality Pool Services to handle the pool duties for the two pools. Quality is to maintain the pool chemical levels and clean the pools 2x times per week. Unfortunately, the first week of March the pool pump on the office pool went out and had to be replaced.

While the pool signage in place is “up to code” – we would like to add signage prohibiting animals from the pool area on the actual pool gates – a double reminder of sorts.

- Will the BOD approve?

At the last meeting there were three units that had suffered water intrusion issues and needed sheetrock repairs. Units #1056 and #1065 have been completed.

Unit #1082 needed extensive concrete slab repairs after the water supply lines were repaired. The water lines have been repaired and Suburban Building is to re-pour the floor now that the hole has been backfilled by Winstead Plumbing. While backfilling, Winstead

found two additional leaks that were originally missed and we had them repair these while under the slab.

We are aware of another “slab” leak, but only in that prior mgmt felt that there was a leak – but no water is present. We will continue to monitor this concern.

We have been advised of a roof leak – is there a roof warranty in place? How old is the roof?

We received a renewal for the termite contract from Jonmar Services. Is the HOA happy with their service in regard to termites?

Additionally, we have been made aware that there is some sort of weekly service that the HOA provides to the residents for interior pest control. We are recommending the suspension of this service, as according to the service tech, there is limited access provided to the units and such service is useless unless all units are serviced.

- Can we terminate this service?

Does the HOA have a rodent prevention service in place?

Mac Gray/ Coinmach has been onsite to repair four washers and all washers are now operational. Additionally, they cleaned all dryers and the dryer exhaust lines.

- Are there any issues with the laundry services?

We have been in contact with the insurance carrier in regard to the video surveillance cameras and continue to work on the existing claim.

Freddy installed cold patch on the two worst pot holes on the south drive and we will continue to work toward a permanent solution for all drive areas.

There are several areas within the community that have yard decorations/ fence trinkets / etc that are in violation of the rules and regulations – how would the BOD like for us to handle these areas of concern?

We have begun a list of issues that we feel need to be addressed throughout the community. So far we have the following:

- Surveillance cameras
- Pot holes
- Balcony failure issues
- Soffit repairs

- Overgrown vegetation causing structure damages to walls
- Stucco issues
- Pole light issue in NE corner of parking lot
- Sump pump issues in NE corner of parking lot
- Perimeter fencing
- Does the BOD have any other items to add to the list?

Treasure's Report – Mike read the report. Reserves were not funded, but we are working on it. All money is now moved to Legacy Texas Bank with a 1.5 interest rate.

New Business – none

Old Business – none

Adjournment – Sarah adjourned the meeting at 6:56.