

April 26, 2017 Las Colonitas Board Meeting

Amendment: Let the March 29, 2017, minutes be corrected to read that the Legacy Texas Bank reserves account of Las Colonitas has a .15% interest rate.

Call the Meeting to order- Sarah called the meeting to order at 6:30. BODs present were: Alain, Anita, Betty, Lee, Mike, and Sarah. Craig represented SNL.

President's Comments- Sarah thanked the community for their help in reporting issues. She also thanked Mike for his efforts to aid the transition from the old management company to SNL Associates. She further stated that the office is not a social club, so write up any issues and let them go back to work. Sarah said we have been having beggars on property and she appreciated being made aware of the situation.

Approval of the Minutes – Alain approved the minutes and Betty seconded with the correction.

Manager's Report – was read

Advance warning notices were given to all units advising what “could” and what “could not” be placed in the patio areas and around the porches. After a week, approximately 50 “3-day notices” were hand-delivered to the units still in violation and also mailed to the owners of record.

Notices were also given out to units where we noted children playing without parent supervision. Some of these violations were as follows:

- Begging for money
- Playing in the parking lot
- Sitting on parked vehicles
- Harassing others with toy guns
- Playing ball in the breezeway areas
- Riding hover boards on the sidewalks

It was reported that one motorcycle and one car were stolen during the month. The car was actually taken by the daughter of the vehicle owner and she refused to file a police report. The motorcycle was in the north parking lot and it still has not been located.

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

- Patrol hours are now at night versus early morning
- Calls in the morning with report
- Using him to talk to onsite occupants about attitude/ violations/ panhandlers

All Star Towing has agreed to follow the established HOA Guidelines in regard to towing.

As such, a contract has been signed with All Star Towing and parking stickers can be obtained in the office.

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. Both pools have algae issues and mold underneath the coping. Quality is working on the algae issue with algacide – but we have not begun the mold treatments yet.

Unit #1082, the unit with the slab leak, has been finished. Unit had the bathroom ripped out and once the water lines were replaced, the interior was replaced. (Except for the toilet – owner requested that we hold off on that until tile repaired was finalized.)

We are aware of another “slab” leak, but only in that prior mgmt felt that there was a leak – but no water is present. This issue is “holding.”

Winstead Plumbing repaired water leaks in #1060, #1061, #2060 and #2016 - - water supply line in the ceiling.

Freddy repaired a water leak in #1072 – sheetrock repair is necessary and will be done 4/27/17. This owner also has requested that the HOA replace the wall and cabinet behind the toilet, but we disagree, as this area was damaged due to some prior event due to an air conditioner leak.

Roof leak at #1084/#1085 (?) was repaired by Suburban Building.

Drain stoppages have become an issue. Freddy has run the snake thru #2050, #1050 and #1088.

Light bulbs throughout the property have been replaced. The extremely high fixtures have not been addressed yet.

We have two bids for the replacement of the pole lights. (pgs. 5-6)

- RJ Electrical = \$1,800.00
- Chaidez Professional Services = \$2,300.00

Mac Gray/ Coinmach is onsite weekly making repairs to the laundry equipment. We now have it scheduled that after these repairs, the repair tech needs to stop by the office and report what was repaired.

No movement from the insurance carrier in regard to the video surveillance cameras, but we continue to work on the existing claim.

Simpson Landscaping has demanded that a contract be signed. They are offering the same services as previously supplied for \$2,500.00 per month. (pgs. 7-11)

We obtained bids from Good Earth and Smith Lawn.

Good Earth will provide services for \$2,505.18. (pgs. 12-17)

Smith Lawn & Tree will provide services for \$2,423.74. (40 visits) (pg. 18)

We are recommending that the HOA change vendors and use Good Earth.

Good Earth supplied a bid for reviewing the irrigation system – inspection of 6.5 hours for \$682.50. (pg. 19)

Simpson supplied the HOA with an irrigation report in January of 2017 for \$6,424.60. (pgs. 20-25)

We also received a bid for tree trimming “off of the buildings for the total property” from Simpson for \$2,600.00. (pg. 26)

We received a 2nd proposal from Chaidez Professional Services to trim all the trees throughout the entire property for \$8,200.00 (as well as stump removal, dead bush removal and haul off). (pg. 27)

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
All cameras and the software system are old and out-dated.
- Pot holes
Anderson Paving provided the attached proposal. (pgs. 28-31)

- Balcony failure issues (#2022)
Three bids =
 - Suburban = \$3,850.00 (pg. 32)
 - Ludicks = \$8,900.00 (pg. 33)
 - Chaidez = \$2,800.00 (pg. 34)
- Soffit & Stucco repairs (pgs. 35-36)
Chaidez = dealers choice
- Overgrown vegetation causing structure damages to walls
- Sump pump issues in NE corner of parking lot
- Perimeter fencing
 - 47 8' pickets needed
 - 72 6' pickets needed
 - 10 2x4 rails

Treasure's Report – None. Craig will have it available next month for Mike. Craig presented a draft Income Statement from Jan. 2017 to April 2017.

New Business –

BOD voted to approve **RJ Electrical** as the contractor to replace pole lights. Mike made the motion and Betty seconded it.

BOD voted to approve **Good Earth** for landscaping care. Lee made the motion and Mike seconded it.

There was discussion to **trim trees** causing trouble and get bids on getting all trees trimmed.

There was discussion regarding **surveillance cameras** and we decided to get 3 bids.

There was discussion on **pot holes** and Craig will price out getting locations 17-21 done first so we can see Anderson Paving's work before proceeding with the entire scope of work for pot hole repairs. Board members were asked to investigate the indicated areas on Anderson Paving's proposal.

BPD voted to approve **Suburban** for repairs to balcony failure issues at unit #2022. Mike made the motion and Alain seconded.

There was discussion regarding **Soffit & Stucco** repairs. BOD asks that it be checked and evaluated to see what is causing the damage.

There was discussion regarding **Perimeter fencing** and repairs are to be made in-house.

Old Business –

BOD voted to approve placing **\$5,000 a month back into “Reserves”** every month to pay back the \$15,000 we borrowed and placed into the operating account. Lee made the motion and a BOD seconded it.

Adjournment – Sarah adjourned the meeting at 7:25.