

July 26, 2017 Las Colonitas Board Meeting

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

President's Comments- We have some changes starting to appear on property. Things are lined up for the driveway repairs and removing some crepe myrtles – one in the horseshoe blocking our cameras and one is pushing a retaining wall out. Set up for next month. Our finances are now in a more stable position and our reserves are up so we can make improvements. When the new board took over two years ago, the reserves were at a low of \$75,000. Now we have doubled the reserves to \$149,000. This has been a concerted effort to reduce spending, change attorneys, hire new management with reduced costs and crack down on non-payments of dues and electric bills.

Approval of the Minutes – Mike (via email 6/28/17 and again on 8/2/17) approved the minutes and Alain (via email 8/2/17) seconded.

Manager's Report – Sarah read.

Financial report was previously sent out to the Board of Directors via email. (Comments from Mike).

Monthly income/ expense spreadsheets (pgs. 4-6). Monthly dues income remained basically stagnant – expenses decreased due to the electricity expense. Net income for the month of June was \$11,193.

Operating account as of 6/30/17 = \$95,406.43

Money Market account as of 6/30/17 = \$149,579.17

HOA repaying operational loan payment 3 of 3 in July 2017. The operational loan has been paid in full and the contributions to the m/m account will decrease accordingly.

REVIEW of the owner files in the office have revealed that the Association does not have records as they believed that they have in hand. This includes leases, insurance and pet information. The Board of Directors needs to issue a community-wide edict for all owners.

We do not have access to the interiors of a majority of the units and with our overwhelming amount of rental units, we are seeing issues with getting repairs taken care of in a timely manner.

Officer Burnside, an officer with the Dallas Police Department has provided patrols for the HOA throughout the month of July.

We discussed his duties last month, but to review, we use him in the following manner:

- Calls in during the day to advise of hours that night
- Calls in the next morning with report
- Using him to talk to onsite occupants about attitude/ violations/ panhandlers
- Reporting on “problem” occupants to DPD

The Association tagged cars during June and again in July that were parked in or over the fire lanes. About 50% of the vehicles parking within our community end up with some portion of their vehicle sticking over the fire lane line. Discussion needs to be had as to how the Board wishes to handle this problem.

The rug and other objects that had been in place for over two years on a patio fence were finally removed, but they have replaced these objects with other items of concern and we are addressing these.

Both pools are open and clear. Our pool season will begin to wind down in September, but the pools will remain open until the water gets too cold to enjoy. As a reminder to all, the chemicals are maintained year-round in the pool – so they can be used as long as you can stand the water temperature.

Water leaks remain our number one issue for the second month in a row. Winstead Plumbing replaced a portion of the sewer line at #1124 and installed a new sewer cleanout for easy access. As soon as we are able to gain access to units, we will be able to continue our maintenance repairs of plumbing. (Issue with #2103 leaking into #1106).

Issues with #1029 slab leak at toilet. #1026 broken pipe in the wall.

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.”

Sewer machine has been purchased for the Association.

Winstead presented a proposal for the building valve installation. (pg. 7)

Orkin has completed the rodent bait station installation.

The concrete steps throughout the community have been painted as requested. The concrete repair on the front porch of #1143 was completed, as was the patio repair to #2022.

Anderson Paving will be onsite in August to do the parking area repairs. They were six weeks out when we approved their proposal.

The patio fence at #1008 was repaired.

The fence slats and wood necessary for the perimeter fencing repairs has been delivered and we are starting on the fencing work.

Porch light bulbs throughout the property continue to be replaced on an as needed basis. We still have a section of lights that need to be repaired.

Hocutt to replace 11 non-working electrical meters – holding for Hocutt.

Mac Gray/ Coinmach submitted a new contract for the laundry equipment. The Board of Directors has this proposal for review. The laundry plug in room #5 was replaced.

Dryer vents at #2122, #2007 and #2019 have been addressed.

The irrigation system is up and operational. Good Earth will trim the crepe myrtles and remove one tree the first week of August.

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 – new bid (pgs. 8-9)
 - Soffit & Stucco repairs
- Board was to inspect. Outcome?

Treasurer's Report – Mike stated that June started with \$125,000 in the operations account and ended with \$95,000. We had a net gain of \$11,000. We had a new electrical carrier in June that had not billed us yet. Our reserves are now at \$149,000 and we are caught up on our payments to pay back our reserves.

New Business – Discussion on trimming crepe myrtles to avoid blooms in the pool contributing to algae.

Electric meter problems are being addressed.

Individual homeowners are now responsible for pest control in their units as we cannot be paying the \$1000 charged to spray a whole building when only one unit is requesting it.

Discussion on vehicles parked over or in the fire lane. We have become aggressive and are cracking down on any vehicle that is parked in the fire lane. Discussed sending them a warning then have them fined or towed.

Hibachis are not allowed to be used in the fireplace.

We need to get good solid records on all homeowners. Pass the word that we will be cracking down on leasing information being submitted to the office.

Discussion regarding water leaks in 1106 and 1103. Need to talk with Craig and Freddie to get a scope to discover the source of the leak and gain access into the 1103 unit to find the source of the leak and repair the damage. Sarah said we would get it taken care of getting this done.

Old Business – Discussion regarding changing our electrical provider from Champion to Hudson. The attorney has our request to change the bylaws to allow for longer contracts and better rates as we are currently only allowed to have a contract of no more than a year. We need 75% of homeowners to approve the change which will save the HOA a lot of money.

Discussion on panhandlers and how we are addressing it with the police and to let Eloise know any units involved. Do not be afraid to approach an officer on property to let them know if something is going on that is not right saying I just want to make you aware of something that is happening. They appreciate it.

Adjournment – Sarah adjourned the meeting.