

September 27, 2017 Las Colonitas Board Meeting

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

President's Comments- We have elections coming up and need paper work by the end of the month. We are moving in the right direction to \$167,000 in our reserves and not dipping into it.

Approval of the Minutes – Barbara made a motion to approve the minutes and Betty seconded. It passed.

Manager's Report –

The financial reports were previously sent out to Mike Harris via email. (Comments from Mike).

Monthly income/ expense spreadsheets are attached (pgs. 9-11). Monthly dues collections remained basically flat for July to August at \$63,968.00 – down \$839 (1%) from July. Utility income increased slightly to \$14,476.00 from \$12,000.00 in July – a 21% increase.

Expenses seemingly skyrocketed due to the electricity expense – as our new provider had not invoiced us – as discussed at the last meeting. Payments for June, July and August totaled \$45,197.00.

We continue to battle the prior electricity provider as a check written in 2014 was returned to Champion as “account closed” in 2017. Based on the outcome of this investigation, we may owe Champion from a prior year. We are also waiting on a tax refund from Champion in the amount of \$466.00.

SNL continues to work on upgrading their accounting system by going to a “cloud-based” system that will allow owner access to your accounts. We hope to have this system up and running by the end of the year. Our transition has been fairly smooth, although we have some coding issues that are giving us some fits.

An example of such coding can be found on the income page where it shows “pre-paid” income as a new line item. This is a phantom figure and we are working to rectify. In the interim, the financial report shows a net loss of <\$9,943>, but reality is that the month had a net loss of <\$33,609>. While shocking, we anticipated this loss as we had not made an electricity payment in three months.

Year to date totals show a net loss for the operating account of \$<\$31,311.00>, which includes the reserve expenses of \$109,930.00 which reimbursed the reserve account for the loans made prior to the change in management from your reserve account to your operating account. As reported last month, all loans have been repaid.

Balance of the operating account as of 8/31/17 = \$93,378.67

Balance of the money market account as of 8/31/17 = \$167,085.27

(Reports are pages 9-11)

We continue to try to collect all “owner data” to complete the Associations’ files, but we have only been successful with about 60 files. We continue to get owners that refuse to provide the requested information – whether it be for personal reasons; afraid that someone will steal their appliances; or just plain defiance – this is an uphill battle and one that the Board of Directors needs to gather support from within and assist with a letter from the BOD to the owners explaining exactly why the Association needs the data and access – signed by all Directors.

Officer Burnside, an officer with the Dallas Police Department has provided patrols for the HOA throughout the month of August. He successfully caught and ticketed a visitor that damaged the carport area with their vehicle this past month. We have requested information on the visitor via the Freedom of Information Act and hope to have their name shortly – but we do know the unit they were visiting. The owner of this unit will be financially responsible for the damages.

The contract for towing with All Star Towing was signed.

Both pools are open and clear. The sand has not been changed out in the north pool yet and we will probably wait until the season winds down.

Water leaks remain our number one issue for the fourth month in a row and the expense of \$7,290 is reflective of the issues that are being fixed. As detailed last month – sewer line replacement; drain lines replaced in walls; and the boiler issues were all invoiced and paid in August.

Roof repair made to #2045.

Winstead has installed water cut-off valves at each building – but as of 9/26/17 they still were not working properly. Freddy has met with Bobby, the owner of Winstead Plumbing, and explained our concerns. Bobby agreed and is to have the valves inspected and repaired this week.

Rodent bait stations have been in place for approximately two months. If anyone has issues with rodents, please report them to management.

Anderson Paving is to do the crack sealing, seal coat and striping, but “MIAN – Midway Towers” will not allow Las Colonitas occupants to borrow their parking lot. We have now gone around the onsite staff of MIAN and sent the owner of the building our request directly.

Perimeter fence repairs are now 50% completed.

Porch light bulbs throughout the property continue to be replaced on an as needed basis.

During the review of the electricity billing from Hocutt, Elouise noted additional accounts that are “not” seemingly billed correctly. She has submitted an additional 5 accounts to Hocutt for meter replacement and will continue to review the electricity statements monthly as we go thru all accounts to ensure correct meter reading.

Mac Gray/ Coinmach submitted a new contract for the laundry equipment in July. This is on HOLD until the Association works thru their restrictive one year contract issue with the governing documents. Additionally, we continue to have operational issues daily with the equipment that the vendor cannot resolve.

In discussing this ongoing one-year restriction with Bob Blend, of The Law Offices of Robert Blend, he advises that the Association can amend their by-laws thru a vote of the members and that if any multi-year contract provides a benefit for the HOA to be multi-year, the amendment can read as such. The Board of Directors will review this in Executive Session.

The irrigation system had minor repairs in the month of August.

After our last meeting, the rep from Security Solutions of DFW (a surveillance camera contractor) re-bid their proposal (pgs. 12-14) for the installation of surveillance cameras. The BOD has a copy of their bid, but they have upgraded the server; added higher definition cameras for license plate viewing and added encoders – which will allow the higher definition cameras to use the existing wiring that we have in place that is not CAT 5 or CAT 6.

The Annual Meeting for the Association is planned for October 25th. Notices went out 9-1 and to-date, we have only received two BOD profiles and four proxies.

Treasurer's Report – "Basically, we went from \$131,354 to \$93, 623 in the operational account." The reserves have been funded. SNL's reporting is more understandable and clear. Sarah commented that we appreciate all Mike is doing.

New Business – Comments and discussion about noticing windows and patios out of compliance. Craig assured that it was being addressed with letters and fines. Soffit and Fascia are to be looked at and the cause determined before repairs are made.

Check on bids for the retaining wall that is leaning.

Craig commented that SNL hopes to be on-line by the end of the year so owners can see their account and options to pay.

Old Business – Discussion on Security Solutions of DFW – asking where encoders will be located.

Adjournment – Sarah adjourned the meeting at 6:51.