

June 28, 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. Craig represented SNL.

President's Comments- Sarah reminded everyone of the upcoming elections in October. There were some people in the pool who did not live at Las Colonitas.

Approval of the Minutes – Minutes were emailed to BOD and hand delivered to Betty. Mike approved the minutes and Barbara seconded by email.

Manager's Report – was read

Financial report was previously sent out to Treasurer. Comments from Mike.

Monthly income/ expense spreadsheets (pgs. 4-6)

Operating account as of 5/31/17 = \$101,598.16

Money Market account as of 5/31/17 = \$138,328.58

HOA repaying operational loan payment 2 of 3 in June 2017.

The Association sent out notices to owners that have violations in regard to pets.

No responses received – files do not have records. This includes leases, insurance and pet information.

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

As reported last month, his duties are as follows:

- 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 that were parked in or over the fire lanes.

Fines were levied against owners that had illegal dogs; patio issues; and rugs over windows.

Both pools are open and clear.

Water leaks remain our number one issue.

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."

Boilers – new hot surface ignitor and sensing rod on #1 and Fenwall module on #2.

Sewer line broken at #1124. Bid to replace \$1,825.00. (pg. 7)

Sewer line replaced at #1044. Concrete and a wrench were found in the line.

Winstead Plumbing is being used for sewer line cleanouts. They are onsite 2-3 times per week. We are recommending the purchase of a sewer machine for \$800.

City of Dallas completed replacing their valves within the community. HOA is not allowed to use them – Winstead to bid new valves at the buildings.

Orkin – rodent bait stations – 104 stations - \$2,533.05 then monthly of \$450.32 (pgs. 8-9)

Unit #1072 sheetrock repair has been completed – needs to texture and paint bathroom. Access to unit has not been granted.

15 porch light bulbs throughout the property have been replaced. Five carport lights were replaced. The lights remain “on” because of a electrical short. In process.

The extremely high fixtures (3) will be replaced by RJ Electrical. Scheduled for 6/28 or 6/29.

The sump pump in the NE corner is working, but when we have extreme rain it cannot handle the output, due to drainage in the NE direction from the entire property. Limited by discharge direction and neighboring property. Electrical issue has been resolved.

Hocutt to replace 11 non-working electrical meters.

Mac Gray/ Coinmach issues remain. Ongoing issue.

Accident at front entrance – south side – insurance company no longer responding to us.

Good Earth has completed irrigation repairs. All systems should be operational.

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 – bid attached. 2nd bid forthcoming from new vendor.
(pgs. 10-15)

- Pot holes

Anderson Paving

Concrete areas #20 and #21 = \$5,625.00 – approved – August due to weather.

Asphalt areas #17, #18 and #19 = \$1,950.00 – approved.

- Should not be any disruptions – 1-2 days max.
- Balcony failure issues (#2022) – Suburban Building – 7/3/17
- Soffit & Stucco repairs
Board was to inspect. Outcome?
- Overgrown vegetation causing structure damages to walls – 2 crepes – remove or trim?
- Perimeter fencing
 - 47 8' pickets needed
 - 72 6' pickets needed
 - 10 2x4 rails
 - Holding.
- Painting on the stairs – bid – holding. (pg. 16)

Treasure's Report – Operating income was negative due to \$11,000 transfer to reserve account. Overall we are doing well. (The operating income was -\$6186 due to moving \$11,232 from the operating account into our reserve account and paying a large insurance premium. So we actually took in about \$5000 more than we spent for the month of May. This is on a cash basis.)

New Business – The BOD approved the following:

Winstead Plumbing - To install 2-way cleanout in breezeway by unit 1124.

Suburban Building Services – Paint all the concrete steps white on the property

Orkin Pest Control – to treat the rat problem

Old Business – None

Adjournment – Sarah adjourned the meeting at 7:00pm.