

## Westpointe Townhome Board Meeting Minutes

April 10<sup>th</sup>, 2017

1. Meeting called to order by President
2. Quorum established
3. Election of officers
  - a. Ashley Bishop: Secretary/Treasurer
  - b. Tre Stallings: President
  - c. Gena Braley: Vice President
4. Violation Hearings: board decided to charge \$5 a day for
5. Minutes approved from November 17, 2016
6. Reports reviewed
7. Landscaping:
  - a. Hedge Repair: WO8250: Board agreed to move forward with \$875 (including fence and plants)
8. Maintenance:
  - a. Chimneys: Board decided to put converting J-channels to vinyl corners for \$7050 on hold
  - b. Parking lot: WO 8840-A (quote \$18, 171); Gena suggested getting a quote on whole lot vs. just patching/single lots; agreed to get more quotes
  - c. Sidewalk by B1: WO6533: \$2880; Board agreed to get another estimate from Denton however decided to move forward regardless; if he provided a cheaper quote that would be better
  - d. Catch-basin repair between H and J buildings: WO7657 \$1500-2000; board agreed to move forward with repair
9. Rules and Regulations:
  - a. Architectural Control #4: consider using a different paint on the doors to reduce fumes
10. Safety: Blast email regarding neighborhood association; questions regarding security systems arose at annual meeting
11. Next Meeting: July 18th

## Westpointe Townhomes HOA Meeting

August 29<sup>th</sup>, 2017

I. Meeting called to order and Quorum was established

II. Minutes from prior meeting read and approved

III. Reports Reviewed

IV. Maintenance

A. Roofs: Board made the following decisions:

1. WO7223B: Chimney caps: We will hold off on replacements at this time
2. Pipe Boot repairs: We will hold off on replacing at this time and will await further information regarding the life expectancy of the boot as well as whether there are different materials that can be used to make the pipe boots.

B. Gutter Cleaning and Pressure Washing: Board made the following decisions:

1. Gutter Cleaning: We will proceed with gutter cleaning (\$736) and gutter repair (\$1500)
2. Pressure Washing: We will hold off on this right now; board did decide that when the time is right, we want a full pressure wash vs. spot washing

C. Parking Lot: Board made the following decisions:

1. For a temporary fix, we will have RPM put Crush and Run in the pot holes; ~\$150-200
2. We will hold on full parking lot repaving at this time; we are currently waiting on a full estimate however are expecting it to be at least \$100,000

D. Trail Camera for dumpster near 1101 A building; board agreed to move forward with placing camera and based on results/effectiveness, may want more/others

E. Exterior Construction Modifications

1. and are replacing bay windows which has been approved during prior meetings
2. : Rear overhang will be looked at by RPM

V. Landscaping

A. Fire ants: Board made the following decisions:

1. Reviewed received estimates for managing fire ants; board decided to move forward with RPM quoting us on spot checking the property in order to save money

VI. Miscellaneous

A. Recycling signs are leaning

B. Multiple cars parked in visitor lots; question if they are visitors

VII. Next meeting: Tuesday, October 17<sup>th</sup> at 6:00 at RPM

VIII. Meeting adjourned