

**WESTCHASE COMMUNITY ASSOCIATION, INC.**  
**REGULAR BOARD OF DIRECTORS MEETING**  
Apr 14, 2022

**MINUTES**

**I. CALL TO ORDER**

A meeting of the Board of Directors for Westchase Community Association, Inc. was held Apr 14, 2022 at the Westchase Community Association management office located at 10049 Parley Drive. Shawn Yesner, President, called the meeting to order at 7:00 PM following the resident forum.

**II. ROLL CALL**

**Directors Present:**

Shawn Yesner  
Jim Brinker  
Eric Holt  
Keith Heinemann  
Blakley Echeverry  
Dale Sells  
Joaquin Arrillaga

**Management & Staff:**

Debbie Sainz, CAM  
Charlotte Adams, CAM  
Kelly Shires

**Directors Absent:**

**VMs, Alternates & Committee Members:**

Mary Griffin  
Nancy Sells  
Rick Goldstein  
Brian Loudermilk  
Jack Maurer  
Lucas Capuzzo

**III. PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was performed.

**IV. CONSENT AGENDA**

Keith Heinemann motioned to approve the consent agenda items: Mar 10, 2022 Board minutes. Joaquin Arrillaga seconded the motion. Vote was taken and the motion carried 7-0

**V. OLD BUSINESS**

**VI. TREASURER'S REPORT**

**VII. COMMITTEE REPORTS**

**Covenants Committee**

**Modifications Committee**

**Budget Review Committee**

Eric Holt motioned for Shawn and Eric to meet with Greenacre to clarify the Cloud Storage and fees charged to the WCA and the expectations of the WCA. Jim Brinker seconded the motion. Vote was taken and the motion carried 7-0

**VIII. NEW BUSINESS**

➤ **Board Proposed Fines/Appeals**

- **Owner Appeals**

- **O-1 (9204 Woodbay)**
- **O-2 (12324 Glenfield)**

Dale Sells motioned to and to waive 90% of the fine on O-1 and O-2; with the remaining \$100 due by the May 12th board meeting. Joaquin Arrillaga seconded the motion. Vote was taken and the motion carried 7-0

- **O-3 (10743 Tavistock)**

Dale Sells motioned to table the owner appeal on O-3 to the June 9<sup>th</sup> board meeting. Joaquin Arrillaga seconded the motion. Vote was taken and the motion carried 7-0

- **Tabled Fines**

- T-1 (9921 Hartwell)
- T-2 (9636 Gretna)
- T-3 (10410 Greendale)
- T-4 (12414 Bristol)

Dale Sells motioned to not impose a fine on T-1, 2, 3 and T-4. Joaquin Arrillaga seconded the motion. Vote was taken and the motion carried 7-0

- **Second Notice of Violations with Proposed Fine**

Dale Sells motioned to accept the proposed motion to **not** impose a fine on P-3, 5, 7, 9, 10, 11, 15, 16, 17, 19, 28, 33, 35 and P-39. Joaquin Arrillaga seconded the motion. Vote was taken and the motion carried 7-0

Dale Sells motioned to accept the proposed motion to impose a \$1,000 fine on P-1, 2, 6, 24, 26, 27, 30, 31, 34, 37, 40, 42 and P-43 and for the resident's use of the WCA facilities to be suspended for a maximum of 90 days, with the first day of suspension being the fifth day after confirmation by the Covenant Committee. Joaquin Arrillaga seconded the motion. Vote was taken and the motion carried 7-0

Dale Sells motioned accept the proposed motion to impose a \$1,000 fine on P-4, 13, 18, 20, 21, 22, 25 and P-36 for the resident's use of the WCA facilities to be suspended, with enforcement suspended and the fines subsequently waived provided the violation does not reoccur within the next 3 months (thru 07/14/2022). Eric Holt seconded the motion. Vote was taken and the motion carried 6-0

Dale Sells motioned to table P-8, 23, 32, 41 and P-44 to the May 2022 board meeting Joaquin Arrillaga seconded the motion. Vote was taken and the motion carried 7-0

Dale Sells motioned to table P-12, 14 and P-38 to the June 2022 board meeting Joaquin Arrillaga seconded the motion. Vote was taken and the motion carried 7-0

Dale Sells motioned to table P-29 to the June 2022 board meeting Joaquin Arrillaga seconded the motion. Vote was taken and the motion carried 7-0

➤ **Suspension of Use Rights and Voting Rights on Delinquent Owner Accounts**

Joaquin Arrillaga motioned suspend the use rights of the common facilities of the WCA for those units delinquent more than 90 days in their 2022 annual assessment until assessments and fees are paid in full. This suspension pertains to the owners, their renters, guests and invitees. Eric Holt seconded the motion. Vote was taken and the motion carried 7-0

Joaquin Arrillaga motioned suspend the voting rights of a parcel or member for the nonpayment of any fee, fine, or other monetary obligation due to the association that is more than 90 days delinquent. Blakley Echeverry seconded the motion. Vote was taken and the motion carried 7-0

➤ **WOW Board Appointment**

WOW Chair, Joaquin Arrillaga, re-appointed Mary Griffin to the WOW Board for term expiring Mar 2024

➤ **Variance Fee Refund Request**

Keith Heinemann motioned to refund the \$150 Variance fee to Darrick Sams at 10413 Green Links Dr. Jim Brinker seconded the motion. Vote was taken and the motion failed 1-6

➤ **SLK Representation – WCA & Sub-Association**

Joaquin Arrillaga motioned to allow SLK to be the legal representative for The Vineyards. Blakley Echeverry seconded the motion. Vote was taken and the motion carried 7-0

**IX. OTHER BUSINESS**

Joaquin Arrillaga moved to allow the WCF to be posted at the dunk tank on May 21, to collect the funds, and to keep the proceeds from the dunk tank. Blakley Echeverry seconded the motion. Vote was taken and the motion carried 7-0

An announcement was made about the resignation of the WOW editor, Chris Barrett, effective 07/31/22 due to his pursuit of an education career.

**8:35pm**

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Keith Heinemann  
Westchase Community Association, Inc.  
Secretary/Treasurer

cc: HOA File  
WCA Board of Directors