

WESTCHASE COMMUNITY ASSOCIATION, INC.
REGULAR BOARD OF DIRECTORS MEETING
June 8, 2023

MINUTES

I. CALL TO ORDER

A meeting of the Board of Directors for Westchase Community Association, Inc. was held June 8, 2023 at the Westchase Community Association management office located at 10049 Parley Drive. Shawn Yesner, President, called the meeting to order at 6:02 PM following the resident forum.

II. ROLL CALL

Directors Present:

Michele DeISordo
Jack Maurer (via zoom)
Dale Sells
Jim Brinker
Eric Holt
Shawn Yesner
Blakely Echeverry

Management & Staff:

Debbie Sainz, CAM
Dwight Kilgore, FM
Charlotte Adams, CAM

Directors Absent:

VMs, Alternates & Committee Members:

Nancy Sells
Joe Odda
Barry Anderson
Rick Goldstein
Charles Stephens
Terry Boyd

III. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was performed.

IV. CONSENT AGENDA

Michele DeISordo motioned to approve the consent agenda items May 11, 2023 meeting minutes. Dale Sells seconded the motion. Vote was taken and the motion carried 6-0

V. OLD BUSINESS

- Nathan Lafer Community Service Award – moved to July VM agenda
- Fence Appeal

Dale Sells motioned to approve the metal fence at 10311 Seabridge that was denied by the Mod Committee and that the Voting Members be asked to approve as soon as possible an amendment to Appendix-A of the Westchase Residential Guidelines adding the following language or comparable after review by legal counsel: "No fence zones listed in the INSGs for these villages for wooden fencing will not apply for metal fencing". Michele DeISordo seconded the motion. Vote was taken and the motion failed 1 (Dale) -5 -1(Blakeley)

VI. TREASURER'S REPORT

- Update by Dale Sells regarding investing association funds into CDs with Bank of OZK

VII. **COMMITTEE REPORTS**

Covenant Committee – minutes submitted

Government Affairs Committee – report submitted by Eric Holt

Nominating Committee

Eric Holt motioned to appoint Dale Sells and Joanne Maurer to the Nominating Committee for the upcoming 2023 board elections. 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 10217 Woodford**

Dale Sells motioned to table O-1 10217 Woodford to the July 2023 board meeting. Blakeley Echeverry seconded the motion. Vote was taken and the motion carried 7-0

• **Tabled & Proposed Fines**

Dale Sells motioned to not impose a fine on T-2, 4-8, 10-12, P-7-10, 16, 18, 22, 26, 27, 31, 32 & P-35. Michele DelSordo seconded the motion. Vote was taken and the motion carried 7-0

Dale Sells motioned to accept the proposed motion to table the proposed fine on T-9, P-14, 15, 33, 34 and P-37 to the July 2023 board meeting. Michele DelSordo seconded the motion. Vote was taken and the motion carried 7-0

Dale Sells motioned to impose a \$1,000 fine on T-1, T- 3, P-3, 4, 11, 12, 13, 19-21, 23-25, 28-30, 36 and P-38 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. Jack Maurer 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, 5, 6 and P-17 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 07/13/2023). Jack Maurer seconded the motion. Vote was taken and the motion carried 5-0

➤ **On-Street Parking in Enclave**

Shawn Yesner updated the Board of Directors on communications between the WCA legal counsel and Enclave legal counsel regarding Enclave amending their documents to allow for street parking. Discussion was moved to the July Board meeting.

➤ **Camp Sponsorship from Burger21**

The WCA received an email request from Burger21's marketing professional asking if they could sponsor our summer camp program – in exchange we would note our website and include their logo mentioning their sponsorship.

Blakeley Echeverry motioned to approve their request and set the minimum sponsorship rate at \$750. Jim Brinker seconded the motion. Vote was taken and the motion carried 6-0-1(Eric)

➤ **Use of Westchase Logo by Aquatic Fitness Instructor**

The recently approved Aquatic Fitness Instructor (Linda Senkowicz) made a request to the Board of Directors asking for permission to use the trademarked W logo on her marketing/advertising for the Westchase program.

Blakeley Echeverry motioned to approve their request by the Aquatic Fitness Instructor to use the WCA "W" logo ONLY for the WCA program at the WCA facility and only while at the WCA and for the advertising to be approved before it goes live. Michele DelSordo seconded the motion. Vote was taken and the motion carried 6-1(Eric)

➤ **RFP Resolution**

Eric Holt motioned to approve the RFP Committee Resolution as prepared and submitted by the WCA's legal counsel. Dale Sells seconded the motion. Vote was taken and the motion carried 7-0

➤ **Legal Liaison for the RFP Committee**

Shawn Yesner motioned to delegate John Mogge, RFP chairperson, to be the legal liaison for the RFP Committee. Dale Sells seconded the motion. Vote was taken and the motion carried 7-0

➤ **Geotech Proposal**

Dale Sells motioned to accept the quotes from Arehna Engineering and Biller Reinhart Engineering for the Phase 2 portion of the pool deck bidding and repairs. Michele DelSordo seconded the motion. Vote was taken and the motion carried 7-0

Eric Holt motioned for AD Engineering to proceed with the Bid Letter and for all bids to be submitted to the WCA no later than July 10th for review at the July 13th Board meeting. Michele DelSordo seconded the motion. Vote was taken and the motion carried 7-0

➤ **Lifeguard Training Certification Course Proposed Agreement**

Dale Sells motioned to approve the Lifeguard Training Certification Course Agreement with Francis Urbina-Soto, current head lifeguard, at the proposed compensation rates. Michele DelSordo seconded the motion. Vote was taken and the motion carried 7-0

IX. OTHER BUSINESS

➤ **ARC Portal on GPI's resident portal**

Dale Sells motioned to implement the ARC (MOD) Application portal on Greenacre's resident portal as of August 1, 2023, and to decide at the September Board meeting when to send it to the entire community. Blakeley Echeverry seconded the motion. Vote was taken and the motion carried 7-0

9:04pm

Blakely Echeverry
Westchase Community Association, Inc.
Secretary