

**WESTCHASE COMMUNITY ASSOCIATION, INC.**  
**REGULAR BOARD OF DIRECTORS MEETING**  
Jan 13, 2022

**MINUTES**

**I. CALL TO ORDER**

A meeting of the Board of Directors for Westchase Community Association, Inc. was held Jan 13, 2022 at the Westchase Community Association management office located at 10049 Parley Drive. Shawn Yesner, President, called the meeting to order at 7:10 PM following the resident forum.

**II. ROLL CALL**

**Directors Present:**

Shawn Yesner  
Jim Brinker  
Eric Holt  
Joaquin Arrillaga  
Michele DelSordo  
Dale Sells  
Keith Heinemann

**Management & Staff:**

Debbie Sainz, CAM  
Charlotte Adams, CAM  
Kelly Shires

**VMs, Alternates & Committee Members:**

**Directors Absent:**

**LEGAL COUNSEL PRESENT: Jon Ellis, SLK**

**III. PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was performed.

**IV. CONSENT AGENDA**

Dale Sells motioned to approve the consent agenda items: Dec 9, 2021 Board minutes with correction to item V(2). Keith Heinemann seconded the motion. Vote was taken and the motion carried 7-0
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**V. OLD BUSINESS**

**VI. TREASURER'S REPORT**

**VII. COMMITTEE REPORTS**

**Covenants Committee**

**Modifications Committee**

**Master Plan Committee**

## Budget Review Committee

Eric Holt motioned to end the WCA's storage agreement with Greenacre effective 2/1 and to store remaining boxes on-site and move to a comprehensive Electronic policy by May 1, 2022. Joaquin Arrillaga seconded the motion. Vote was taken and the motion carried 7-0

### VIII. NEW BUSINESS

#### ➤ Board Proposed Fines/Appeals

- Owner Appeals
  - O-1 (1001 New Parke) – closed through mediation
  - O-2 (10504 Chelmsford) – Attorney Mr Blum represented homeowner on appeal

Joaquin Arrillaga motioned to deny the owner appeal and to uphold the \$1,000 fine on O-2. Eric Holt seconded the motion. Vote was taken and the motion carried 7-0

- Tabled Fines
  - T-1 (9613 Royce)
  - T-2 (10104 Rowlett)
  - T-4 (9119 Woodbay)

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

- T-3 (9921 Hartwell)

Dale Sells motioned to table T-3 to the March 2022 board meeting. Eric Holt 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-1, 7, 11, 12, 13, 17, 18, and P-19. Michele DelSordo 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-2, 4, 5, 8, 14, 15 and P-16, 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. Eric Holt 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-6, 9, 10 and P-20, 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 04/14/2022). Eric Holt seconded the motion. Vote was taken and the motion carried 7-0

Dale Sells motioned to table P-3 to the March 2022 board meeting Michele DelSordo seconded the motion. Vote was taken and the motion carried 7-0

➤ **Board Proposed Suspension of Use Rights**

Eric Holt motioned to suspend the facility use rights of Michel Walch, resident at 10321 Lightner Bridge, for a period of 30 days due to a violation of the Facility Rules and the Code of Conduct. Dale Sells seconded the motion. Vote was taken and the motion carried 4-3 (Shawn, Jim, Keith)

➤ **Nathan Lafer Community Services Award Nominees**

Dale Sells motioned to award jointly the Nathan Lafer Community Service award to Joaquin Arrillaga and to Charles Stephens. Jim Brinker seconded the motion. Vote was taken and the motion carried 5-2 (Eric, Joaquin)

**IX. OTHER BUSINESS**

▪ **Pickleball Courts**

Eric Holt motioned to continue obtaining other bids for 6 pickleball courts. Jim Brinker seconded the motion. Vote was taken and the motion carried 6-1 (Michele)

Joaquin Arrillaga motioned to get bids for developing the old volleyball court area to add one additional tennis court. Dale Sells seconded the motion. Vote was taken and the motion carried 6-1 (Eric)

**8:45pm**

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Keith Heinemann  
Westchase Community Association, Inc.  
Secretary/Treasurer

cc: HOA File  
WCA Board of Directors