

WESTCHASE COMMUNITY ASSOCIATION, INC.
REGULAR BOARD OF DIRECTORS MEETING
May 12, 2022

MINUTES

I. CALL TO ORDER

A meeting of the Board of Directors for Westchase Community Association, Inc. was held May 12, 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
Joaquin Arrillaga
Blakley Echeverry
Dale Sells

Management & Staff:

Debbie Sainz, CAM
Charlotte Adams, CAM
Kelly Shires

VMs, Alternates & Committee Members:

Nancy Sells
Jack Maurer
Joe Odda

Directors Absent:

III. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was performed.

IV. CONSENT AGENDA

Blakley Echeverry motioned to approve the consent agenda items: April 14, 2022 Board minutes. Joaquin Arrillaga seconded the motion. Vote was taken and the motion carried 6-0

V. OLD BUSINESS

VI. TREASURER'S REPORT

- Mike DeMare, WCA auditor presented the Year Ending 2021 Audit to the members.

VII. COMMITTEE REPORTS

Government Affairs Committee

Eric Holt motioned to appoint Ashley Dietz to the GAC. Joaquin Arrillaga seconded the motion. Vote was taken and the motion carried 6-0

Eric Holt motioned that the WCA Board reaffirm the Boards position in favor of a cell tower at the Glenclyff Park. Joaquin Arrillaga seconded the motion. Vote was taken and the motion carried 6-0

Modifications Committee

Dale Sells motioned to re-appoint JoAnn Gratt, Cynthia Hutton and Steven Splaine to the Modifications Committee with term expiring June 2024; and to move Bradley Lloyd from alternate member to full-time member. Jim Brinker seconded the motion. Vote was taken and the motion carried 6-0

Nominating Committee

Dale Sells motioned to appoint Eric Holt to the Nominating Committee as chair, with Rick Goldstein, Mary Griffin and Blakley Echeverry as members of the committee. Jim Brinker seconded the motion. Vote was taken and the motion carried 6-0

Master Plan Committee

The committee presented a list of recommended items for the board to consider for current and future consideration:

Water Slide – rather than replace the slide, the committee is proposing amending the existing stairs or replace for safety reasons; quotes to amend the steps will be requested by some welding companies.

Ice Machines –

Blakley Echeverry motioned to have Avery Construction preplumb a line at the Countryway pool for an outside self dispensing ice machine and to purchase one machine for the CW pool area. Jim Brinker seconded the motion. Vote was taken and the motion carried 5-1 (Eric)

Eric Holt motioned to run plumbing for an ice machine at the West Park village Pool while Avery is also plumbing the CW pool area for an ice machine. Joaquin Arrillaga seconded the motion. Vote was taken and the motion carried 6-0

Banners at Tennis Courts -

Joaquin Arrillaga motioned to have the association manager prepare and present policies to allow banners at the Countryway Tennis facility. Jmi Brinker seconded the motion. Vote was taken and the motion carried 6-0

Bathroom Renovations-

Joaquin Arrillaga motioned to accept the quote from Avery Construction to renovate the bathrooms at Countryway and West Park Village at a proposed cost of \$141,221 and to add an additional \$15,000 for additional proposed changes not included on the quote, with a deposit to be paid for purchasing of supplies, with a September 2022 start date beginning at Countryway. Dale Sells seconded the motion. Vote was taken and the motion carried 5-0-1 (Shawn abstained due to conflict)

Part-Time Activity Director – currently waiting on a draft job description from committee member John Mogge.

Budget Committee

VIII. NEW BUSINESS

➤ Board Proposed Fines/Appeals

- Owner Appeals
 - O-2 (10338 Green Links)

Dale Sells motioned to and to waive 90% of the fine on O-2; with the remaining \$100 due by the June 9th board meeting. Blakley Echeverry seconded the motion. Vote was taken and the motion carried 6-0

- O-1 (12007 Marblehead)

Dale Sells motioned to table the owner appeal on O-1 to the July 14thth board meeting. Blakley Echeverry seconded the motion. Vote was taken and the motion carried 6-0

- Tabled Fines

- T-1 (10234 Woodford)
- T-4 (10442 Springrose)
- T-7 (10406 Edgefield)
- T-8 (9660 Gretna)
- T-9 (9703 Gretna)
- T-10 (9704 Gretna)

Dale Sells motioned to not impose a fine on T-1, 4, 7, 8, 9 and T-10. Eric Holt seconded the motion. Vote was taken and the motion carried 6-0

- T-2 (10720 Tavistock)

Dale Sells motioned to accept the proposed motion to impose a \$1,000 fine on T-2 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 6-0

- T-3 (10114 Radcliffe)
- T-5 (12203 Marblehead)

Dale Sells motioned to table the owner appeal on T-3 and T-5 to the July 14thth board meeting. Eric Holt seconded the motion. Vote was taken and the motion carried 6-0

- T-6 (10601 Ashtead)

Dale Sells motioned to impose a \$1,000 fine on T-6 and 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 08/11/2022). Eric Holt seconded the motion. Vote was taken and the motion carried 6-0

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

Dale Sells motioned to accept the proposed motion to **not** impose a fine on P-2, 5, 10, 11, 12, 15, 17, 22, 27, 29-32, and P-37. Eric Holt seconded the motion. Vote was taken and the motion carried 6-0

Dale Sells motioned to impose a \$1,000 fine on P-4, 9, 14, 18, 21, 24, 26, 33 and P-36 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 6-0

Dale Sells motioned accept the proposed motion to impose a \$1,000 fine on P-1, 3, 8, 13, 16, 19, 23, 28 and P-35 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 08/11/2022). Eric Holt seconded the motion. Vote was taken and the motion carried 6-0

Dale Sells motioned to table P-6, 7, 20 and P-34 to the July 2022 board meeting Eric Holt seconded the motion. Vote was taken and the motion carried 6-0

Dale Sells motioned to table P-25 to the June 2022 board meeting. Eric Holt seconded the motion. Vote was taken and the motion carried 6-0

- **Ratify Motion – Estate Sale**

Joaquin Arrillaga motioned ratify a unanimous vote via email to allow an estate sale at 12016 Brewster to occur May 19 – 21 from 8am-4pm each day. Dale Sells seconded the motion. Vote was taken and the motion carried 6-0

Dale Sells motioned for management staff to have the authority to approve an estate sale request and that any rules adopted by the WCA Board must be agreed to by the requesting resident in writing or by email. Eric Holt seconded the motion. Vote was taken and the motion carried 6-0

- **Vendor Use of Logo on Banner**

Taylor Financial, one of the financial sponsors for the WCA's Birthday Celebration, is requesting use of the WCA W logo on a banner they wish to print and display at the event.

Eric Holt motioned for Taylor Financial to use the WCA's trademarked W logo on a banner as a one-time use for the May 21st celebration event only. Jim Brinker seconded the motion. Vote was taken and the motion carried 6-0

➤ **Request from VM's re:Management Contract RFP**

Dale Sells motioned to NOT RFP a management contract at this time but to create a committee/group to evaluate other management companies to see what they offer in services compared to what GPI offers for services. Eric Holt seconded the motion. Vote was taken and the motion carried 6-1 (Keith)

IX. OTHER BUSINESS

8:53pm

Keith Heinemann
Westchase Community Association, Inc.
Secretary/Treasurer

cc: HOA File
WCA Board of Directors