

WESTCHASE COMMUNITY ASSOCIATION, INC.
REGULAR BOARD OF DIRECTORS MEETING
June 9, 2022

MINUTES

I. CALL TO ORDER

A meeting of the Board of Directors for Westchase Community Association, Inc. was held June 9, 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
Keith Heinemann

Management & Staff:

Charlotte Adams, CAM
Kelly Shires

Directors Absent:

VMs, Alternates & Committee Members:

Nancy Sells
Mary Griffin
Joe Odda
Ken Blair
Rick Goldstein

III. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was performed.

IV. CONSENT AGENDA

Jim Brinker motioned to approve the consent agenda items: May 12, 2022 Board minutes. Eric Holt seconded the motion. Vote was taken and the motion carried 7-0

V. OLD BUSINESS

VI. TREASURER'S REPORT

VII. COMMITTEE REPORTS

Government Affairs Committee

Modifications Committee

Dale Sells motioned to appoint John Mogge to the Modifications Committee as an alternate with a term expiring June 2024. Jim Brinker seconded the motion. Vote was taken and the motion carried 7-0

Property Management Services Committee

Eric Holt motioned to appoint the following additional members to the Property Mgmt Svcs Ad-Hoc Committee: Mary Griffin, Gina Coutras, John Mogge and Jack Maurer. Dale Sells seconded the motion. Vote was taken and the motion carried 7-0

Dale Sells motioned to amend his May 2022 motion regarding creating a committee to evaluate management companies as follows: *"I move that an ad hoc committee be established to gather information on services offered by management companies qualified to handle an HOA the size and complexity of Westchase; The information can come from other HOAs of comparable size as well as directly from qualified management companies including our current management company, GPI; The purpose of the research is to identify available services that are needed by the WCA; The goal is to have the report back to the Board by the November 2022 meeting so that next steps may be determined"*. Blakley Echeverry seconded the motion. Vote was taken and the motion carried 6-1 (Shawn)

Budget Committee

Joaquin Arrillaga motioned to allow IT Guys to communicate with the associations managers to analyze our current IT setup and to submit his findings to Eric Holt who will then submit them to 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 (10743 Tavistock)**

Dale Sells motioned to table O-1 to the Aug board meeting. Blakley Echeverry seconded the motion. Vote was taken and the motion carried 7-0

- **O-2 (9810 Woodbay)**

Dale Sells motioned to table the owner appeal on O-2 to the July 14th board meeting. Blakley Echeverry seconded the motion. Vote was taken and the motion carried 7-0

- **O-3 (9314 Rockport)**

Dale Sells motioned to waive 90% of the \$1,000 fine on O-3 for dead sod, with the remaining \$100 due no later than the July 14, 2022 board meeting. Blakley Echeverry seconded the motion. Vote was taken and the motion carried 7-0

- **Tabled Fines**

- T-1 (11902 Keating)
- T-2 (11920 Keating)
- T-3 (10701 Ayrshire)
- T-4 (10540 Greencrest)

Dale Sells motioned to not impose a fine on T-1, 2, 3 and T-4. Shawn Yesner 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-10, 13, 27-31, 34, 37, 38, 40, 42, 43, 45 and P-50. Shawn Yesner seconded the motion. Vote was taken and the motion carried 7-0

Dale Sells motioned to impose a \$1,000 fine on P-1, 3-6, 8, 9, 11, 12, 15, 16, 19, 21, 22, 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. Shawn Yesner 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-7, 14, 24, 25, 26, 32, 35, 44, 46 and P-47 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 09/08/2022). Shawn Yesner seconded the motion. Vote was taken and the motion carried 7-0

Dale Sells motioned to table P-2, 17, 18, 41 and P-48 to the Aug 2022 board meeting. Shawn Yesner seconded the motion. Vote was taken and the motion carried 7-0

Dale Sells motioned to table P-20, 23, 39 and P-49 to the July 2022 board meeting. Eric Holt seconded the motion. Vote was taken and the motion carried 7-0

- **Proposed Revision to Estate Sale Guidelines**

Dale Sells motioned accept the revision to the Estate Sale Guidelines adding to #5 as follows: "signage shall not be placed on any property other than the homeowner's property and at the entrance to the neighborhood the unit is located in". Eric Holt seconded the motion. Vote was taken and the motion carried 7-0

- **Glenclyff Management Contract**

Joaquin Arrillaga motioned to accept the proposal from Alex Parent to perform the accounting services as described in the Engagement Letter for Glenclyff due to the retirement of Ken Blair with contract becoming effective July 1, 2022. Eric Holt seconded the motion. Vote was taken and the motion carried 7-0

➤ **Proposed Banner Policy for Tennis Courts**

Blakley Echeverry motioned to approve the proposed Banner Policy with amendment to item#5 as follows: "Banners shall be approved, installed and removed only by the Associations Facility Manager". Jim Brinker seconded the motion. Vote was taken and the motion carried 6-1 (Eric)

➤ **Request From Tijuana Flats to Host 3 Events at the WPV Pool**

Joaquin Arrillaga motioned to approve the 3 events to be hosted by Tijuana Flats at the WPV pool for the dates of June 25, July 16 and Aug 6 as presented by Tijuana Flats. Blakley Echeverry seconded the motion. Vote was taken and the motion carried 7-0

➤ **Old Water Coolers – Consider Donating to Habitat for Humanity ReStore**

Joaquin Arrillaga motioned to approve donating the old water coolers to Habitat for Humanity ReStore. Blakley Echeverry seconded the motion. Vote was taken and the motion carried 7-0

➤ **WOW Board Member Appointment**

Joaquin Arrillaga announced the appointment of Steven Splaine to the WOW Board to fill a vacant seat expiring March 2024.

➤ **Villas of Woodbridge – Request to use Shumaker Loop Kendrick as legal counsel**

Joaquin Arrillaga motioned to authorize Woodbridge to use Shumaker Loop & Kendrick as their official legal counsel to represent their sub-association. Blakley Echeverry seconded the motion. Vote was taken and the motion carried 7-0

IX. OTHER BUSINESS

8:20pm

Keith Heinemann
Westchase Community Association, Inc.
Secretary/Treasurer

cc: HOA File
WCA Board of Directors