

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

**MINUTES**

**I. CALL TO ORDER**

A meeting of the Board of Directors for Westchase Community Association, Inc. was held July 14, 2022 at the Westchase Community Association management office located at 10049 Parley Drive. Shawn Yesner, President, called the meeting to order at 7:06 PM following the resident forum.

**II. ROLL CALL**

**Directors Present:**

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

**Management & Staff:**

Charlotte Adams, CAM  
Kelly Shires

**Directors Absent:**

Keith Heinemann

**VMs, Alternates & Committee Members:**

Nancy Sells  
Dan Perez  
Charles Stephens

**III. PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was performed.

**IV. CONSENT AGENDA**

Blakley Echeverry motioned to approve the consent agenda items: June 9, 2022 Board minutes. Jim Brinker seconded the motion. Vote was taken and the motion carried 6-0

**V. OLD BUSINESS**

**VI. TREASURER'S REPORT**

**VII. COMMITTEE REPORTS**

**Government Affairs Committee**

**Modifications Committee**

**Master Plan Committee**

Blakley Echeverry motioned to approve the Imagine Audio quote submitted for outdoor sound systems at the Countryway and Village pool facility, opting infor the "Better Systems w/Sonos" quote at a cost of \$6418 per pool plus an additional \$1,500 cost for installation(combined for both pools); adding an additional \$1,500 if needed for electrical work – total cost for install proposed to be \$15,836. Jim Brinker seconded the motion. Vote was taken and the motion carried 4-2 (Dale/Eric)

VIII. **NEW BUSINESS**

➤ **Board Proposed Fines/Appeals**

- **Ratify Motion on 11920 Keating Dr to waive 90% of fine**

Joaquin Arrillaga motioned to ratify the unanimous motion made via email to waive 90% of the \$1,000 fine on 11920 Keating due to a pending closing. Blakely Echeverry seconded the motion. Vote was taken and the motion carried 6-0

- **Owner Appeals**
  - **O-1 (12007 Marblehead)**

Dale Sells motioned to table O-1 to the Sept board meeting. Joaquin Arrillaga seconded the motion. Vote was taken and the motion carried 6-0

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

Dale Sells motioned to waive 90% of the \$1,000 fine on O-2, with the remaining balance of \$100 due no later than Sept 8<sup>th</sup> and if not paid by deadline, the original \$1,000 becomes due immediately. Blakely Echeverry seconded the motion. Vote was taken and the motion carried 6-0

- **O-3 (10708 Tavistock)**

Dale Sells motioned to waive suspend the \$1,000 fine on O-3 for a period of 90 days, and if it repeats within the timeframe then the \$1,000 becomes due immediately. Blakely Echeverry seconded the motion. Vote was taken and the motion carried 6-0

- **O-3 (10550 Greensprings)**

Dale Sells motioned to waive 90% of the \$1,000 fine on O-4, with the remaining balance of \$100 due no later than Sept 8<sup>th</sup> and if not paid by deadline, the original \$1,000 becomes due immediately. Blakely Echeverry seconded the motion. Vote was taken and the motion carried 6-0

- **Tabled Fines**

Dale Sells motioned to not impose a fine on T-1, 2, 3, 4, 8, 9 and T-10. Joaquin Arrillaga seconded the motion. Vote was taken and the motion carried 6-0

Dale Sells motioned to table the proposed fine on T-5, 6 and T-7 to the September board meeting. Joaquin Arrillaga 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. 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-1, 3 and P-4 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 10/14/2022). Joaquin Arrillaga seconded the motion. Vote was taken and the motion carried 6-0

➤ **Glenclyff Cell Tower Negotiations**

Joaquin Arrillaga motioned to table the topic of the Glenclyff Cell Tower Negotiations for an indefinite period of time Eric Holt seconded the motion. Vote was taken and the motion carried 6-0

➤ **WPV Lifeguard Office-mini-split a/c system**

Joaquin Arrillaga motioned to accept the proposal from Delta mechanical to install a 2 ton mini-split a/c unit in the WPV Lifeguard office at a cost of \$4498.29 plus additional cost for electrical conduit work needed to be completed by Borrell Electric. Dale Sells seconded the motion. Vote was taken and the motion carried 6-0

➤ **Pool Slide – Welding Repairs**

Joaquin Arrillaga motioned to approve the proposal from AOM Welding Services to make the necessary repairs to the slide at a cost of \$1,600 as presented. Dale Sells seconded the motion. Vote was taken and the motion carried 6-0

**IX. OTHER BUSINESS**

- **Budget Meeting for Board**
  1. Get copy of budget to the board before the workshop
  2. On the 2023 reserves earmark those items recommended to proceed with
- **E-Vote Forms – provide to Trish for the Welcome Bags**

**8:30pm**

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Keith Heinemann  
Westchase Community Association, Inc.  
Secretary/Treasurer

cc: HOA File  
WCA Board of Directors