

WESTCHASE COMMUNITY ASSOCIATION, INC.
REGULAR BOARD OF DIRECTORS MEETING
Sept 8, 2022

MINUTES

I. CALL TO ORDER

A meeting of the Board of Directors for Westchase Community Association, Inc. was held Sept 8, 2022 at the Westchase Community Association management office located at 10049 Parley Drive. Shawn Yesner, President, called the meeting to order at 7:13 PM following the resident forum.

II. ROLL CALL

Directors Present:

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

Management & Staff:

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

Directors Absent:

Blakeley Echeverry

**VMs, Alternates &
Committee Members:**

Joe Odda
Jack Maurer
Nancy Sells
Dawn Gingrich

III. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was performed.

IV. CONSENT AGENDA

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

V. OLD BUSINESS

VI. TREASURER'S REPORT

- Debbie Sainz reported that since the tennis ball hopper was sold and no longer exists, the funds allocated to the hopper in the Reserve Account would need to be reallocated to another line item – it was proposed to move them to the Countryway and WPV bathroom renovations

Joaquin Arrillaga motioned to eliminate the ball hopper reserve line item and to reallocate those funds to the CW & WPV bathroom renovation line items equally. Eric Holt seconded the motion. Vote was taken and the motion carried 6-0

VII. COMMITTEE REPORTS

Government Affairs Committee

- Westchase Station Update – 1st building has been permitted, but construction is at a stand still

- Glenciff Cell Tower – CDD may consider picking up the negotiations
- Announced the resignation of Rick Goldstein from the GAC

Modifications Committee

Nominating Committee

- Announced the 9/13/2022 board elections with 6 candidates

Master Plan Committee

Blakeley Echeverry motioned to use the “white with black flecks” sample color for the bathroom partitions. Jim Brinker seconded the motion. Vote was taken and the motion carried 6-0

Eric Holt motioned to wait for the proposed contract from Avery Construction to be approved and then proceed with issuing the requested \$65,000 check for materials. Joaquin Arrillaga seconded the motion. Vote was taken and the motion carried 6-0

VIII. NEW BUSINESS

➤ Board Proposed Fines/Appeals

- **Owner Appeals**
 - **O-1 (10743 Tavistock)**

Jim Brinker motioned to waive 90% of the \$1,000 fine on O-1, with the remaining balance of \$100 due no later than Sept 8th and if not paid by deadline, the original \$1,000 becomes due immediately. Keith Heinemann seconded the motion. Vote was taken and the motion carried 6-0

- **O-2 (10006 Bridgeton)**

Joaquin Arrillaga motioned to waive 90% of the \$1,000 fine on O-2, with the remaining balance of \$100 due no later than Sept 8th and if not paid by deadline, the original \$1,000 becomes due immediately. Blakeley Echeverry seconded the motion. Vote was taken and the motion carried 4-2 (Jim; Eric)

- **Tabled Fines**

Blakeley Echeverry motioned to accept the proposed motion not impose a fine on T-1, 2, and T-3. Eric Holt seconded the motion. Vote was taken and the motion carried 6-0

Blakeley Echeverry motioned accept the proposed motion to table the proposed fine on T-4 to the Sept 8th board meeting. Eric Holt seconded the motion. Vote was taken and the motion carried 6-0

Blakeley Echeverry motioned to accept the proposed motion to impose a \$1,000 fine on T-5 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

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

Blakeley Echeverry motioned to accept the proposed motion to **not** impose a fine on P-6, 7, 9, 11, 12, and P-19. Eric Holt seconded the motion. Vote was taken and the motion carried 7-0

Blakeley Echeverry motioned accept the proposed motion to impose a \$1,000 fine on P- 1 thru 5, P-8, P-18 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 11/10/2022). Eric Holt seconded the motion. Vote was taken and the motion carried 6-0

Blakeley Echeverry motioned to impose a \$1,000 fine on P-10, 13, 15, 17 and P-21 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

Blakeley Echeverry motioned accept the proposed motion to table the proposed fine on P-14 and P-16 to the Sept 8th board meeting. Eric Holt seconded the motion. Vote was taken and the motion carried 6-0

- **Quote From Borrel For Mini-Split Electrical**

- Moved to the September board meeting pending more information

- **Windows Quotes for WPV Lifeguard Buidling**

Eric Holt motioned to accept the proposal from ArmorVue for 5 new windows in the WPV lifeguard bldg. at a cost of \$11,300. Jim Brinker seconded the motion. Vote was taken and the motion carried 6-0

- **WPV Metal Roofs – Painting vs. Replacement**

- It was decided to proceed with getting more quotes for metal roof replacements for the 4 buildings at the West Park Village pool rather than spending money on painting them

IX. OTHER BUSINESS

8:30pm

Keith Heinemann
Westchase Community Association, Inc.
Secretary/Treasurer

cc: HOA File
WCA Board of Directors