

Minutes of Parkway Village Master HOA Meeting March 6, 2013

The meeting was called to order at 7:00 pm by the president Kendall McCamey. The meeting was adjourned and reconvened at 7:01 in order to constitute a quorum. Board members in attendance were Micky Mayer, vice president, Doug Galbraith, treasurer, and Christina Harvick, secretary. Also in attendance was Linda Schilz of Linsch Management.

Minutes of the previous year's annual meeting were read and accepted.

The following items were reviewed:

Old business:

1. Trash in front of tennis courts. Those depositing trash have been identified and notified they will be fined if this continues. Putting trash on common property is similar to putting your trash in front of your neighbor's house. Don't do it.
2. Speed bumps on North Capistrano. The Casitas Chalet association has agreed to pay to have the edges built up to make the bumps less abrupt. We will have to wait for the temperature to get warm enough to make the installation.
3. Repair of private streets owned by the association. Our management company is looking into the cost of repairs. Money has been budgeted for the repairs.

New business:

1. The alley behind Vista Del Sol is getting cut-through traffic. Residents have trouble exiting driveways. The alley belongs to the city. Homeowners will have to make complaints to the city. City will have to post any signs discouraging cutting through. The HOA discourages cut-through traffic in the alley.
2. Dues coupons were not sent out to members who have paid their dues on-line or through an automatic bank draft. HOA member requested notification of changes to procedures. Note: All dues are required to be paid regardless of receipt of coupon books. There is no event where dues are not required to be paid.
3. The Parkway Village website is www.parkwayvillagehoa.com
4. Cars exiting the condominiums on Sausalito are not stopping at the intersection with Capistrano. This is a hazardous situation and the HOA recommends stopping at the intersection. The board will look into installing a stop sign.
5. Many people not picking up after their pets. The Villas Condominiums have installed pickup bags in the common area in front of the condos. Please report anyone seen not picking up after their pets, and be able to identify the guilty party. The HOA will issue fines for not picking up after pets.
6. Feral cats in the neighborhood. Feral cats have been in the neighborhood for 25 years. They can be humanely trapped and the city will pick them up and euthanize them. Cats may not be trapped if the temperature is above 90 degrees or below 58 degrees. Traps must have water and be located in the shade. Cats may also be spayed/neutered and re-released to help reduce the population. Feral cats are each homeowner's responsibility. The HOA does not provide animal control services. Animal control service is provided by the City of Dallas by calling 311.

The 2013 budget was presented by treasurer Doug Galbraith.

Discussion:

1. Ceiling fans and a new handrail have been installed at the clubhouse.
2. \$2,000 is budgeted for replacing bar stools and recovering couches.
3. A resident suggested buying chairs for the meetings rather than renting.
4. A resident asked if we could reduce bank charges. The board will look into that issue. We are currently charged for making deposits.
5. Funds budgeted for the website have not been spent. The board will look into updating the website.
6. Security patrols the neighborhood and takes pictures to validate patrols. Security acts as a deterrent, but residents should always call 911 if issues arise.
7. A resident suggested the HOA have a Facebook page. Kendall McCamey noted the blog on the website was not used.
8. Clubhouse rental. A resident suggested the clubhouse could be rented more often if the furniture was replaced. The board has budgeted to make improvements. A suggestion for an assessment was not well received. Clubhouse rentals have increased significantly over the past year. The \$75 fee is to clean the clubhouse. A required deposit to rent the clubhouse is refundable if there is no damage.
9. A resident asked how many board meetings are required to be held each year. Typically the board meets once a month, with some exceptions. Notices of board meetings will be posted and sent via email. The website has a calendar that has not been used. Perhaps meetings can be posted on this calendar when the website is updated.

There were three director positions to be voted on for a two year term. Those nominated were Dick Lytle, Joe Raap, Kaaydah Schatten and Kristen Smith. After members cast their ballots the meeting continued while the votes were counted.

The results of the election were announced with Kristen Smith, Joe Raap and Dick Lytle being elected.

The president dismissed the meeting at 8:20pm.

The board then went into executive session as required to elect officers for the upcoming year. New officers are:

Doug Galbraith – President
Dick Lytle – Vice President
Joe Raap – Treasurer
Cathy Kelly – Secretary
Kristin Smith – member at large

Christina Harvick
Secretary
Doug Galbraith
President