

# Walker Lake HOA Meeting Minutes

## September 14, 2016

### Members Present:

Eli Hernandez, President  
John Salinas, VP

member

Ruby Ornik, member  
John Carrasco, member  
Martin Espitia, member  
Jeff Folk, member  
Roland Garza, HOA Attorney

### Members Absent:

Happy Arellano, Treasurer  
Ezequiel Tanguma,

Rey Villareal, member

Quorum was established and meeting was called to order at 7:10 pm (after blank tapes were purchased for recording the meeting).

Public discussion item for an update to investment options was included in the agenda in case someone was in attendance to present. No one being present, the item was tabled.

Financial report was not read because Happy is sick and no one could pick the report up before the meeting.

Minutes to the last meeting were not prepared because the tapes used at the August meeting were not in the case with the recorder. These will be prepared when the tapes are located.

Roland Garza gave his presentation indicating he needed the following items:

Current Financials to give delinquency reports

Master property owner list for updating

New HOA Lawbook, as the laws have recently changed. He will order and present receipt

Wants the association to rejoin AAG website (HOA Assoc collective) \$99/yr

John C. made motion to approve all 4 items, John S. second, carried unanimously.

### Old Business:

HOA Management service - after some discussion about excessive expense of current proposals, it was suggested we ask for modified proposals including only collections, code enforcement, and newsletter services. John S. made motion, John C. second, carried unanimously.

Investment Options - after much discussion, item was tabled.

Amendment for Skirting options - we need to get the documents/tapes from Ms. Pena. As she has recently suffered a death in the family, we should wait a week or two before we ask her for them again.

Speed Bumps - current bumps are unsafe, city will provide equipment and labor if we supply materials. Plastic units are \$112 each. Eli will talk to Mike for a quote on more gradual asphalt bumps.

Membership and Officer Appointment - Eli apologized for embarrassment caused by the manner Jeff was appointed as Secretary. (Jeff had stepped down a week after the August meeting, while agreeing to remain as a board member) Eli again asked Jeff if he would accept the position of Secretary. Jeff agreed to the position until it can filled officially at the next annual meeting in March, 2017. John S. made motion, Ruby O. second, carried.

During the Secretary discussion, a committee was formed to finish the Bylaws for board approval and filing. John S. and John C. members

New Business:

Water District meeting - next meeting on Sept 19th @ 1pm. Can we get more water in the lake? Not likely, we aren't members of the district and have no voting rights. John S. found a license for use of lake from District 6 in his documentation. Roland has documentation of homeowner ownership of the lake, so he wants to research what has happened from the warranty deed, to the District issued license.

Office floor - buckling again. Who can we have look at it? Contact Aztec about foundation.

Other items -

Update computer?

Get keys for Jeff.

Roland wants to bring HOA files to the office, but some items need to be locked away for his use only. Need to try to fix locks in the file cabinets.

The A/C for the office was fixed.

Two street lights were burned out (lots 16 & 30, bulbs \$20-30 each). Need to know what type to purchase.

Going to get a digital recorder for the meetings.

There has been trash dumping on lot 226, Eli suggests sending letter. Everything came from landscaping on Leo's property. Roland will draft a letter.

John C. moved to adjourn, Ruby O. second, meeting adjourned.

Respectfully submitted, September 28, 2016,  
Jeff Folk