

Walker Lake HOA Meeting Minutes

January 19, 2017

Members Present:

Eli Hernandez, President
John Salinas, VP
Jeff Folk, Secretary

Ruby Ornik, member
Rey Villareal, member
John Carrasco, member
Martin Espitia, member
Roland Garza, HOA Attorney

Members Absent:

Happy Pittman, Treasurer
Ezequiel Tanguma, member

Quorum was established and meeting was called to order at 6:30 pm.

The minutes for December require one correction (explained in new business, additional discussion, below) - The subject of the availability of the lot next door to the HOA office - The board chose to take no action, instead of tabling the subject. John Salinas moved to accept (with the correction), Ruby Ornik seconded, motion carried.

Public discussion - No one present for public discussion.

Financial report - Bank statements for November and December were reviewed.

Closing balances are as follows.

Money Market: Nov. - \$215,065.83, Dec. - \$215,162.17

Checking: Nov. - \$5,039.33, Dec. - \$3,514.04

John Salinas made the motion to accept the financial report, Rey Villareal seconded, motion carried.

Old Business

HOA Management firm - It was suggested that we get a revised quote for services of enforcement, collection, and bookkeeping only. John Carrasco made the motion, Martin Espita seconded, motion carried.

CD investment - It was decided that \$150,000 would be transferred from the money market account into a Security Service Federal Credit Union 3-year CD account. John Salinas made the motion, Martin Espita seconded, motion carried.

Speed bumps - Martin Espita informed us that he has the man coming to look at the speed bumps on the 20th to give us an estimate.

Happy has resigned as treasurer, Eli has the laptop with our financial records.

Annual Meeting - After discussion of waiting until April for the meeting, the date of March

25, 2017 was chosen. John Salinas made the motion, John Carrasco seconded, motion carried. Happy will be back in town soon to train Eli and John Salinas to invoice and invite members to the annual meeting.

John Carrasco made the motion to follow Roland's recommendation to move forward with legal action on delinquent property owners, John Salinas seconded, motion carried. John Carrasco made the motion to give Roland access to financial files to obtain owner current balances in order to proceed, Martin Espita seconded, motion carried.

New Business

A. Outstanding check in financial report - Discussed in financial report.

B. Brush pickup - Discussed what can and can't be left out for large item/brush pickup. Items should be placed on your own property.

C. Street lights - It was suggested we purchase a spare globe so replacement can be made quickly to avoid internal damage when we have a broken fixture. John Salinas will research and report back next month.

D. Additional discussion

Mrs. Pena still has old meeting records in her possession. Will continue to contact her to obtain those records and bring them back to the office for storage.

Discussed that we should send a letter to Mr. Tanguma thanking him for his services, and that he is no longer needed.

Since the recorder ran out of tape during the discussion of purchasing the lot adjacent to the HOA office, and Jeff wasn't present at the meeting, the minutes reflected that the subject was tabled, when in fact, the board decided NOT to purchase. That correction is included here for the record.

With no other items to discuss, John Carrasco motioned that we adjourn, John Salinas seconded, motion carried.

Respectfully submitted, February 9, 2017,
Jeff Folk, Secretary