

Walker Lake HOA Meeting Minutes

Annual Meeting, March 25, 2017

Members Present:

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

Ruby Ornik, member
Rey Villareal, member
John Carrasco, member
Martin Espitia, member

Members Absent:

Happy Pittman, Treasurer

Roland Garza, HOA Attorney

Quorum was established and meeting was called to order at 12:15 pm.
19 property owners were present, representing 35 lots.

Maria Lydia Pena read the minutes from the 2016 annual meeting. There was no discussion, and Ruby Ornik made the motion to accept as read. John Carrasco seconded, and the motion carried.

Introduction of candidates for board membership.

Alex Salinas (lots 122-123) introduced himself.

Also on ballot was Jose Ramirez, not present at the time.

Summary of 2016 accomplishments

Office floor - Buckled again. Made the decision to remove tile and use epoxy coating.

Speed bumps - done, need painted

Palm tree trimming in common areas

CD - Board approved a transfer of Money Market funds to a CD account to earn higher interest. Finally accomplished in February of 2017. John Salinas is the only signatory at the moment, we need to add more after officer elections.

Amendment - Increased the square footage requirement from 800 to 1200. Filed at the courthouse. Still pending is the skirting amendment.

Financial Report (income statements included)

Jeff Folk presented the 2016 Financial report provided by Happy Pittman.

Checking account

Total income of \$22,595.00 (fees and assessments)

Total expenses of \$21,289.99

Ending balance of \$3,514.04

Money Market account

Total interest earned of \$1,220.31

Ending balance of \$215,162.17

No transfers to checking for the year.

John Salinas made motion to accept the report as read by Jeff, Ruby seconded, motion carried.

— Break for lunch and tabulation of votes for new board members. —

New Board Members

Alex Salinas, Jose Ramirez, Horacio Portes - all voted in with more than 40 votes each.

New Business

- A. Options for HOA Management Service - for enforcement and collection needs. Very Expensive, and we are still investigating.
- B. Continuing cleaning of common areas.

Public discussion

Marcario Garza - Very concerned with dumping of trash and trimmings on his lots. Asking that everyone please contain their garbage to their own lots, and if outsiders are dumping illegally, we attempt to prosecute. Asking everyone to keep vigilant.

Helen Spalding - Hydrilla outbreak. There is a species of Carp (Grass Carp) that can be introduced into the lake that would eat and control the plants. These fish can not reproduce, so can't overrun the lake. Would need approval of the irrigation district, and Fish & Wildlife Department. She and the board of The Coves will work on a proposal that we can present together. Can also use fountains to mix up the water to keep the plants from rooting.

Lydia Pena - Rasaca at the end of the lake stinks. What can be done? Smells because water is static; pull weeds, and put in fountains to circulate the water would help.

With no other items to discuss, Maricio Garza made the motion that we adjourn, Martin Espitia seconded, motion carried.

Respectfully submitted, April 12, 2017,
Jeff Folk, Secretary