



The Villages of Westcreek Owners Association, Inc.

Town Hall Meeting

October 14, 2017 10:07 A.M.

VWOA Community Center

The Town Hall meeting was conducted in an informal setting designed to allow the Association to highlight the accomplishments of the year and connect with the membership to address any questions or concerns. The Board members present were Mr. Rannie Bond, Mr. Bradley Cleveland and Mr. Billy Teeter with twenty households represented. Also present were the following staff members: Ms. Sylvia Mennel, Ms. Melissa Garcia and Ms. Michelle Hinojosa.

The meeting was called to order at 10:07 am and began with the pledge of allegiance.

The Board invited Mrs. Amy Bonaccorso to address the membership with a crosswalk safety concern on Westcreek View. Mrs. Bonaccorso discussed the safety concerns that she and other members of this community have with this particular area. She stated that she had reached out to the Bexar County Sherriff's Office Traffic Division for assistance with the issue. In response, Deputy "Bill" Beckwith assisted by coming out to the site and patrolled the area for several hours. In doing so, he made some recommendations for improving the safety of this crosswalk location. He suggested that additional street lighting be installed along with flashing cross walk signs and for the community to petition for an increase in the amount of traffic control units in order to provide better coverage within the area. The Board assured Mrs. Bonaccorso that the Association would make every effort to work on these recommendations in order to achieve a safer area for the children to get to school. In turn, the Board asked that the homeowners volunteer as crossing guards until the recommendations can be addressed.

Ms. Mennel went over the Association accomplishments as follows:

- The newly built dog park was installed within the last month. Finishing touches occurred this week and the park was opened for doggie play this morning. The park turned out very nicely, it has a very relaxing feel to it and can be enjoyed by both pets and their humans. The horseshoe pit was also installed and the washer pit and cornhole game will be added in the same location soon.
- The old worn out fencing at the sports park's baseball field was replaced with new fencing. This improvement makes this area look so much better. Now the Boy Scouts will begin their project of further improving the area by installing the roof to the dugouts.
- The chain link fence at the drainage ditch located on Westcreek Oaks, past Dwyerbrook heading towards Loop 1604 was replaced with cedar fencing. The chain link that had previously been there was pretty torn up and badly needed replacement. This project was completed in late September.

- A new phone system was installed a few months ago. This has allowed us to efficiently take care of incoming calls along with providing additional functionality. This functionality includes adding the VWOA Events Info. Line that went live this week. Homeowners who may not have a computer or use of e-mail can now get information about events and activities happening during the week by calling our Info. Line at 210- 679-7241.
- New monument lights at the Oaks and Royal Oaks have been installed. We are currently working towards tweaking them for better coverage. These lights have been a definite improvement to the monuments.
- The amenities direction signs at the intersection of Military Dr. West and Westcreek Oaks were worked on to remove the most weathered sign from the location. The remaining sign was repositioned for the best visibility without the need to install a new sign.
- Security camera installation is underway at the Sports Park. Poles are completed and camera installation continues. This project should be complete by the end of October. The Board of Directors reviewed several companies, proposals and locations for use of cameras in this area. We are happy to see this project get completed soon.
- We have had a 15% increase in our sports activities department compared to this time last year. We are very pleased that overall participation has grown. With this in mind, a survey was sent out to the membership requesting their input on other activities that the community would like to see brought to the VWOA. The responses were as follow:

Tennis Lessons was 43.5% with 287 responses
 Flag Football was 33.54 with 221 responses Disc
 Golf was 21.85 with 144 responses

The Activities Department looks forward to bringing such activities to our program.

- Opposition to Annexation efforts by the City of San Antonio - The Board of Directors made a trip to the State Capital in representation of those in the community who oppose annexation of the Villages of Westcreek. They went to speak in favor of legislation that would give the homeowner the right to vote for or against such actions, versus not having any input on the matter at all. The Board felt it was very important to make this trip and support this effort and joined other community leaders from throughout the area in doing so.

Ms. Mennel went on to speak about the perimeter fencing on arterial streets, and went over the plan and phases with regard to removal of bottom kick boards, notification to homeowner of necessary repairs, and timeframes to correct. Once repairs have been made, the staining and kickboards can go back on. We understand that this will be a lengthy process, but one that we have to go through in order to make these fences look better.

Open Forum

The Board then opened the floor for open forum.

A homeowner was concerned about a neighboring community association trying to become a part of the VWOA. His question was, “if that community wishes to become a part of the VWOA, does the Board have the authority to approve that or do the homeowners have any say so.” The Board's response was that there had been no such inquiry made to the Board and at the moment

they were not concerned with such a thing since that neighboring association has made no contact with the Board. The Board did determine that the association would look into our governing documents in order to answer that question and then provide a response.

A homeowner addressed her concern about an article in the most recent newsletter that indicated that the Association, in the future, will no longer allow homeowners to attach their fence to the brick columns. The Board stated it wanted to research the concern for possible reconsideration. However, in the interim, the Board stated the policy would remain in place until a determination is made otherwise. The Board, however, directed that staff to consult with the Board before requiring any homeowner(s) to remove their fence(s) from the brick column(s). Additionally, the homeowners want to ensure that the fence replacement material they are required to use is clearly stated. Also, if the Association has a preferred fence replacement contractor then the staff should publish that information as well. The Board noted that the arterial fencing should only have cedar installed and that the newsletter misstated that treated wood could be used. The staff will issue a correction.

A concern was mentioned about the state of the arterial fencing and a homeowner asked how the Board was going to address this issue. The Board expressed the need for a Strategic Plan and a Strategic Planning Committee to lead the way and help come up with the long-term plan for the use of the Association's funds. The Treasurer noted that the Reserve Study is a great tool, but the prioritization of where the funds should be allotted is paramount and he asked if anyone was interested to please help by chairing this committee.

A concern was expressed about not having the meeting minutes/committee reports on the websites for homeowners to review. The Board let the homeowners know that all of the prior meeting minutes on the VWOA website are still there and that new ones are posted on the Spectrum Portal. However, for minutes that don't have committee reports the staff is working on higher priority items and committee reports will get uploaded to the website as time allows. Although a new communications employee has been hired, she has had to spend some time learning and helping out in the front office because of the recent departure of a staff member. Hopefully the vacant position can be filled soon to allow the communication employee to focus only on communications. The Board reiterated that if anyone wished to get any document sooner, then they could request such documents as per the procedure outlined in the Texas Property Code 209.

The Board discussed the continuing need for better communications with the homeowners and introduced the new communications employee, Ms. Michelle Hinojosa, as a means to foster stronger communications with the community. The Communication Committee expressed a desire to meet with Michelle.

The Board made a motion to adjourn at 12:22 pm. All were in favor and the meeting was adjourned.

Respectfully submitted by:

Sylvia Mennel CMCA®
Assistant Community Manager
Villages of Westcreek Owner's Association, Inc.