

Paradiso Villas HOA Board Meeting

2nd Quarter – May 23, 2023 / 6:00 pm

Minutes of Open Session

Attendance:

Meeting held both via Zoom and In-Person (PAMco Conf Rm 700 Market St. / Bldg 3)

Board Members Present: Jos DenHartog / Teresa Dunegan

PAMco Representative: Nick Chomycia (Community Manager)

Homeowners attending via Zoom: Units: #10 / #20 / #23 / #28 / 55 / 128

Homeowners attending in person: Units: #44 / #60 / #64 / #93 / #101 / 116 / 137

In Remembrance:

President, Jos DenHartog, reported that Board Treasurer, Gary Goble had passed away recently. DenHartog acknowledged Goble's wife, Carolyn, who was attending. He expressed condolences in behalf of the Paradiso Villas community and offered words of appreciation for Goble's guidance and expertise.

Approval of Minutes - for the 1st Qtr. Board Meeting of February 21, 2023.

A motion was made and seconded to approve the February 21 Board Meeting Minutes. The motion was voted on and passed. These are posted on paradisovillas.com

Financials:

President, Jos DenHartog, reported that our expenditures were closely aligned with our Operating Budget with one exception. The February Freeze event necessitated repairs and cleanup that cost about \$17,000. A decision for how to absorb this deficit will be made in September / October when we are preparing the 2024 Budget with nine months of available financial data. Action has been taken to create a General Ledger line item – “#4775 Natural Disaster Cleanup” in the Operating Budget for future events. The Board will start funding this item starting with \$5000 in the 2024 budget, and the next two budget cycles (2025,2026) each with an additional \$5000--for a total of \$15,000. This is necessary because natural disasters are not covered in the Reserve Study. Additional funding must be applied on a case-by-case basis, depending on usage of existing funds.

Committee Review / Landscaping Report:

Teresa Dunegan reported that Landscaping “Improvement Projects” require planning a year in advance. Plant installations occur first to avoid loss from Summer heat. To date, about 240 plants have been installed at 33 Units and 6 Common Areas. Sod has been installed at 8 Units. During the remainder of this year, 5-8 Units will receive Hardscape. With unusually cool Spring temperatures and consistent rainfall, new shrubs have really benefitted.

Damage to newly installed landscaping has resulted from Units with clogged rain gutters and/or downspouts. If either is clogged, forceful water spillover occurs and can quickly strip bedding spaces down to bare rock. Trapped water also travels inside to the attic, damaging walls and ceilings. Homeowners are responsible for this maintenance. If neglected, they may be required to reimburse the HOA for plant materials and labor [*Community Manual B-5*]. Two companies that provide these services are listed on paradisovillas.com for your convenience. Best time to do this task is May through September.

Committee Review / Web site & PAMco Portal:

A brief reminder was given that any resident can use paradisovillas.com to examine the Bylaws, which govern behavior in our community. In the event you receive a Violation Notice or a Fine, Owners should go to the PAMco Portal where details are posted in your personal account.

Homeowner's current Mailing address and Phone must be provided in the Portal. Bylaws also require that contact information for Tenants and for Property Management Firms be submitted and updated. [*Community Manual - Obligations of Owners - 7.3 page 13 // Also L-2 page 31*] A convenient fillable Form is available in "*Documents / Forms / Tenant Info-Revised-Fillable.pdf.*"

Committee Review / ARCH Request Review:

During a recent storm, a few seconds of hail occurred. Roofing Contractors are now making their way through our community. Any work done to your Unit's exterior or to the grounds requires prior written approval of the HOA Board. The "Architectural Review Request Form" is used to obtain this approval. Do not wait until the last minute to submit this Form.

This Form states: "*Do not schedule a contractor or begin work until you have received written approval from the HOA Board.*" This is for the Homeowner's protection. Approval is often granted "with conditions or stipulations." Moving ahead before knowing what the conditions are can prove to be a costly mistake. The Homeowner agrees by signature to pay for any damages he or his contractor inflicts on common property. Whatever the project may be, the Homeowner or his contractor is responsible for the entire job. The HOA will not assume any portion. The ARCH Form can be downloaded from our Web site or the PAMco Portal.

President's Report – New Business:

a) Sidewalk Power Washing & White Safety Stripes: Jos DenHartog reported that all the stained walkways leading to our front entries have been power washed. It contributed to a more tidy appearance overall. To improve the safety of our neighborhood, sidewalk steps received a fresh coat of white paint.

b) Power Wash Retaining Walls & Mail Shed Area: Power washing also enhanced the tree island at the Mail Shed and retaining walls along our main entry street. These "housekeeping" chores give Paradiso Villas a clean, well-kept appearance.

c) Trash / Recycle Contract Renewal: The community contract with Texas Disposal Systems (TDS) is due to expire in June 2023. Options to renew were for one, five, or ten years. The ten-year renewal will net an \$80,000 savings. DenHartog pointed out that TDS has consistently provided good service, with only a very occasional hiccup. The Board has decided to renew for the ten-year period.

d) Unit Maintenance: DenHartog explained that our CCRs require Homeowners to "maintain their Unit in good condition and repair" [*Community Manual E-3*]. Our community is now aging, so inspections of Unit exteriors are performed every January. A first Notice of Violation Status is sent in January to notify a Homeowner: of all the related details, of the August 15 deadline for completing repairs, and the consequences for failing to comply. If no action is taken, a second Notice is sent as a Reminder in May. If the Homeowner fails to comply by the August 15 deadline, a third Notice (that a Fine has been assessed) is promptly sent. Enforcement of Unit Maintenance has widespread support to maintain a safe and appealing neighborhood.

e) Common Area Abuse: A reminder was given from the CCRs: "No person may perform landscaping, planting or gardening anywhere upon the Property without the Board's prior written authorization." [*Declaration 11.13*]

Homeowner's Forum:

-- Unit 116 / Homeowner questioned the watering schedule in one area. [*An "Irrigation Map" with scheduling details is available on the Grounds & Landscaping page of paradisovillas.com.*](#)

-- Unit 10 / Homeowner concerned about watering new sod. *Our Landscaping contractor adjusted the Timers to run irrigation daily in those areas that received sod. This is compliant with County watering restrictions.*

-- Unit 23 / Homeowner identified a drainage problem between Units 23-24. *This condition has been noted, and the HOA is working on a plan to correct it as soon as possible.*

-- Unit 137 / Homeowner expressed a desire for holiday decoration at the tree island, the Mail Shed, and entrances to the community. Urged more social gatherings. *By September, the Board will have a better grasp on what remains in the Operating Budget. Holiday décor will be considered.*

-- Units 137 / 116 / 101 / 10 ---- Homeowners supported a desire for more neighborhood social events. *Currently, the "Social Committee" has no members. It was suggested that these Homeowners join the Committee and consult as a group to make plans.*

Adjournment:

A motion was made and seconded to adjourn the Open Session. The motion passed. The Board Meeting was adjourned.