

Paradiso Villas HOA Board Meeting

4th Quarter – Nov. 14, 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 / Michael Goodnow / Leo Holland

PAMco Representative: Nick Chomycia (Community Manager)

9 Homeowners attending via Zoom: Units: #10 / #26 / #33 / #35 / #77 / #80 / #128 / #132 / # ?

10 Homeowners attending in person: Units: #44 / #46 / #70 / #86 / #93 / #101

#105 / #114 / #116 / #121

Approval of Minutes - for the 3rd Qtr. Board Meeting, August 15, 2023.

A motion was made and seconded to approve the August 15 Board Meeting Minutes. The motion was voted on and passed. These are posted on paradisovillas.com

Financials:

Treasurer, Michael Goodnow, presented graphs: “Reserves & CDs”, “Operating Expense Account”, and “Net Worth” to explain the financial condition of Paradiso Villas from 2020 through Oct. 2023. He then charted the 2023 Operating Expenses broken down into the four main categories (Admin / Landscp. / Maint. / Utility). Landscaping represented the greatest increase. Goodnow cited significant costs due to tree and shrub cleanup after the February Ice Storm, as well as an overage in repairs to our aging irrigation system. Hard copies of his report were distributed among those in attendance. He stressed that very little of our Operating Budget was discretionary spending. Goodnow offered a suggestion, inviting feedback from Home Owners. The State of Texas requires licensed providers to read water meters and bill customers. It is a \$12,000 annual expense for the HOA. He considered the possibility of converting residents’ water bill to a fixed amount each month (added to the HOA Fee) to avoid the \$12,000 expense. He hopes to receive some feedback from residents.

Board Members have approved an Operating Budget for 2024, and it is posted on the PAMco Portal in “Documents.” To support next year’s Budget, Goodnow said it is necessary to raise the monthly HOA Fee from \$210 to \$235. Notification of this change was mailed to Home Owners October 24, 2023. This increase takes effect January 1, 2024.

Committee Review / Landscaping Report:

Secretary, Leo Holland, presented a Landscaping Review. He recounted that the Ice Storms of 2021 and 2022 had significantly damaged the community’s overall appearance. Numerous requests had been made by Home Owners to increase “Landscaping *Projects*,” which are dedicated to improvement rather than general maintenance. Board Members responded by roughly doubling the 2023 funding level for this budget item. Holland displayed a community map to show the distribution of these Projects, 54 of which were implemented this year. It included 6 central areas and 48 Units. Interested residents can view the map on ParadisoVillas.com.

Holland urged residents to remember that from November through February our Landscaping Contractor provides general maintenance visits only twice each month. Also, residents need not suspect that our sprinklers are broken during these months. The entire irrigation system is shut off and drained in November to prevent freeze damages. Between the months of March and November, the system will run on a consistent schedule. If residents notice significant water loss from a broken sprinkler or pipe, they should promptly call PAMco. No resident should tamper with irrigation heads, valves or equipment at any time.

Committee Review / Web site & PAMco Portal:

President, Jos DenHartog, reported that the Hosting Contract for *ParadisoVillas.com* had been renewed for a 3-year period. The Web site does not require a login. It provides all residents community details and contact information for Utilities and other necessary services. The Minutes of Board Meetings are posted for residents who are unable to attend but want to be aware of issues and decisions. DenHartog said residents frequently inquire about topics which are addressed accurately on the site.

President’s Report – New Business:

a) Re-zoning 43 acres adjacent to north side of *Paradiso Villas*: Jos DenHartog reported that developers had submitted a proposal to the City Council for a “Mixed-Use” construction project, which would include apartments and spaces for retail businesses. The Council approved the Mixed-Use development with a limit of 400 apartments. DenHartog explained that a greenbelt area currently exists adjacent to *Paradiso* on that north side, and its purpose is to collect runoff water from surrounding communities. The new construction will occur beyond that buffer zone, which is good news for residents with homes nearby.

b) Landscaping: DenHartog reported that the General Maintenance Contract with “VMA Landscaping” was renewed last year. It covers a period of two years with a 2.3% increase each year. VMA has proven to be proficient and highly responsive to community needs. They have a stable work force, which is uncommon in this industry, and supervise their crews well. Aside from the general grounds upkeep, this year the Board completed 54 improvement projects to repair damaged landscaping. Repair and improvement is an ongoing process. Next year’s plans are near completion and will be reviewed by the Board in December.

c) Community Lighting: Sidewalk light fixtures installed by the original Builder are aging out. As they fail, DenHartog said they are being replaced with highly efficient, 2-ft. tall bollard fixtures. It is an ongoing expenditure to ensure our neighborhood’s night time security.

d) 2024 Operating Budget: Board Members spent considerable effort creating a realistic budget that would honor *Paradiso*’s commitments and meet its financial responsibilities. DenHartog explained that every month a set contribution is transferred from our “Operating Account” to our “Reserve Account.” The monthly contribution will be increased by \$10 in both 2024 and 2025. This plan was proposed last year by then-Treasurer, Gary Goble. He noted that our “Reserve Study” warned of a dangerously low fund level in five years time, which would necessitate a sudden major increase in Home Owners’ HOA Fees. Goble stressed that with two \$10 increases, instituted at the beginning of the five-year period, the Reserve Fund would maintain a healthy level and offset a sudden major increase. DenHartog explained that the Board of Directors is carrying out this plan to ensure the financial viability of *Paradiso Villas* as an HOA Community. He also expressed appreciation for the expert guidance provided by Gary Goble, who passed away in April.

e) Contract Negotiations Benefit our Community:

Trash & Recycling Collection—The Board signed a 10-year contract with “Texas Disposal Systems.” The long-term savings to *Paradiso* is \$80,000.

Emergency Phone at Pool—The Board signed a 1-year contract with “Kings III Emergency Communications.” It saves *Paradiso* \$360 each month (an annual savings of \$4,320).

Internet Services—The Board renewed a 3-year contract with “HostGator” to host the *ParadisoVillas.com* Web site, which is updated by T. Dunegan. The Board

uses this site to establish transparency and to inform all residents about facets of our community and how it functions. The site has open access (no login).

Homeowner's Forum:

- Unit 93 / Homeowner inquired about the status of a City proposal to widen Parmer Ln. and to install a Sound Barrier Wall, both in our vicinity. *No information update is available at this time.*
- Unit 46 / Homeowner reported that the lock on her mailbox is about to fall off. *Mail boxes are owned and operated by the U.S. Postal Service, not Paradiso Villas. Contact USPS.*
- Unit 114 / Homeowner reported that the Mail Shed fills with leaves and debris. *Landscaping Contractor will be reminded to blow the shed clean during their service visits. Be aware that they make only 2 visits per month during Nov – Feb.*
- Unit 137 / Homeowner proposed installing Holiday Lights by tapping this year's unused \$2,000 Social Fund. *Discussion followed concerning existing budget overages. The Board approved the proposal with a restriction of \$1,000. Homeowner 137 agreed to pursue it.*
- Unit 116 / Homeowner (**HO**) recommended a change in the Board's existing policy with regards to the Landscaping "Improvement Projects." The current HOA policy is: "to address landscaping needs from a total area perspective and thus ensure overall appeal of the community." *HO pointed out that during periods of extreme heat (when the City restricts use of HOA irrigation), some of the newly installed shrubs die, and that represents a financial loss. HO acknowledged that the Board had appealed to residents to assist by hand watering the plants around their Units. HO suggested that the Board refrain from new installations at Units where the resident is unwilling to water. Discussion followed. How would such a policy be monitored and enforced to ensure fairness? What effect would it have on Paradiso's appearance overall?*
- Unit 116 / Homeowner expressed significant concern over the number of Units which are leased. *HO claimed that "Absentee Homeowners" often fail to maintain their Units, and that the number of rental properties impact negatively on Paradiso Villas. HO recommended that steps be taken to enforce some restriction on Unit leases. Discussion followed. It has been a long-standing concern. HO 116 agreed to further investigate steps and to pursue the process.*

Adjournment: A motion was made and seconded to adjourn the Open Session; motion passed. Meeting was adjourned.

Paradiso Villas Annual Homeowners Meeting

November 14, 2023 / Immediately following adjournment of the 4th Qtr. Meeting

Minutes of Open Session

Quorum Established - Yes

Approval of Minutes for Last Year's Annual Meeting

A motion was made and seconded to approve the Minutes for the November 15, **2022** Annual Homeowners Meeting. The motion was voted on and passed. They are posted on ParadisoVillas.com

Election of New Board Members

President, Jos DenHartog announced that when a Board Seat was vacated in July, Leo Holland agreed to serve the remaining term as Secretary. That term officially ends as of this date. DenHartog thanked Holland for investing his time and efforts to benefit our community.

Holland's position was a one-year term. In early October, Nomination Forms were mailed to all Homeowners notifying them of the upcoming November Election for this seat. DenHartog made it clear that no nominations were submitted, and therefore no election could be held. He said this one-year Board position remains vacant. In such a case, the Paradiso Villas Bylaws empower the President to appoint a willing individual to serve until Elections are held again at the **2024** Annual Homeowners Meeting.

The three Seats on the Paradiso Villas Board have different terms. There is a 1-year term / a 2-year term / a 3-year term. Following each November Election, the New Board Members meet to decide who will fill each position (President // Vice-President & Secretary // Treasurer).

For the first time since the inception of our Board, the End-of-term for all three seats will coincide in November 2024.

This will represent a pivotal moment in the history of Paradiso Villas as a self-governed community. In the absence of a Board, the State of Texas will assume governance, and drastic changes can be anticipated.

DenHartog appealed to Homeowners to seriously consider stepping forward for the welfare of our community. Please contact a Board Member if you have questions.

Adjournment: A motion was made and seconded to adjourn the Annual Meeting; motion passed. Meeting was adjourned.