

Paradiso Villas HOA Board Meeting

1st Quarter – February 20, 2024 / 3:00 pm

Minutes of Open Session

Attendance:

In-Person Meeting Only (PAMco Conf Rm / 700 Market St. / Bldg 3)

Board Members Present: Jos denHartog / Michael Goodnow / Martin West

PAMco Representative: Nick Chomycia (Community Manager)

Homeowners attending in person: Units: < #80 / #86 / #93 / #110 / #121 >

Establish Quorum:

With an established Quorum, President Jos DenHartog introduced each Board Member. He announced that the position of Board Secretary, which had been vacant since November 2023, has been filled. Martin West will complete the remaining term as Secretary. DenHartog welcomed West and expressed appreciation for his willingness to serve the community. West introduced himself and gave an overview of his professional background and why he was willing to serve on the Board.

Approval of Minutes - for the 4th Qtr. Board Meeting of November 14, 2023 and . . .
for the 'Special Board Meeting' of January 9, 2024

A motion was made and seconded to approve the Minutes of both Board Meetings as presented. The motion was voted on and passed. Detailed Minutes are posted on paradisovillas.com

Financials:

Treasurer, Michael Goodnow, presented an account report as of Jan. 31, 2024. He explained a historical chart of the community's New Worth. A significant overage was incurred in the 2023 Budget due to disaster recovery. To address it, the 2024 Operating Budget includes adjustments: (a) Establish a new line item in the Budget ("Natural Disaster Cleanup" GL4775) with an initial amount of \$5,000; (b) Increase the existing contribution to the Reserves account each month by \$1,350 (\$10 per Unit); (c) Increase the existing HOA Fee to \$235.00 per month.

Committee Review:

Landscaping – DenHartog reported that the "Landscaping Project" plans for 2024 have been completed and submitted to our Landscaping Contractor, VMA. It represents enhancement of 47 Units throughout the community. VMA performs our general maintenance every Thursday (Mar—Oct), and will install our Landscaping Projects on Fridays. Activity will begin in March with shrub replacements.

Web site – DenHartog reminded everyone that all residents—owners and tenants alike—can keep up with what is going on in Paradiso Villas. Details on Unit Maintenance, Watering schedules, and Board Meeting Minutes are all posted on paradisovillas.com.

New Business:

Audit Update – Community Manager, Nick Chomycia, reported that the "Full Audit" requested by the Board is still ongoing and may be completed next week.

Pool Plastering – DenHartog reported that the Board had received three Bids for this project. Discussion followed. A vote was taken and the decision was made to award the contract to "Tricounty," for \$22,000 [quartz coating with a 2-year warranty]. Goodnow directed Chomycia to confirm that this contract includes replacement of lights and rings before communicating the approval. DenHartog recommended that the work commence as soon as possible to minimize

interruption of our pool season. He also reminded Chomycia that plumbing repairs should be completed and the restrooms prepared for use when the pool work is done.

C.D. Status – Treasurer, Michael Goodnow, reminded everyone that during the “Special Meeting” January 9, 2024, the Board had approved renewal of three C.D.s, which were funded by the Paradiso Villas Reserves Account. They will renew as they mature in April, May and June. Interest earned will support our Reserves Account. With a new Board Member present, they discussed the possibility of purchasing a fourth C.D., but took no action at this time.

Homeowner’s Forum:

-- Unit 93 / Homeowner is tracking status of the Parmer Ln. expansion project. The City of Cedar Park renamed County Rd. 734 as Parmer Lane to harmonize with its Austin name. He said that “*Project 734*” is a county-city-state project. It is still on the books; however, there is no new information regarding the start date. -- *The HOA Board appreciates Homeowners who participate and support the needs of our community. Thank you for monitoring and reporting any updates.*

-- Unit 80 / Homeowner inquired about results of the January 29 e-mail Survey recently sent to all Homeowners. The survey asked Owners to respond whether they were in support of --or-- opposed to a CCR Amendment to cap the number of Units for lease in Paradiso Villas. – *Our Community Manager Nick Chomycia reported that he has received 68 e-mail responses to the Survey.... 46 Supporting / 22 Opposed. An Amendment to our CCRs will require support by 67% of the Homeowners, which would be 90 out of the total 135 Homeowners. – Discussion followed. DenHartog directed Chomycia to send the same Survey e-mail out again to those Homeowners who have NOT yet responded and to report to the Board in a reasonable amount of time. Goodnow proposed the idea of an incentive. He suggested giving a “Rebate” on the monthly HOA Fee to Homeowners who reside in their Unit and who claim their Paradiso residence as their “Homestead” with the Williamson County Tax Rolls. Discussion followed regarding the feasibility and legality. The idea found favor, but additional research is needed.*

-- Unit 110 / Homeowner inquired about what type of rental was at issue. – *All short-term and “B&B Rentals” are illegal in this community. The Paradiso CCRs restrict all leasing contracts to no-less than 6-months and prohibit sub-leasing a single unit. Please familiarize yourself with our Bylaws : “Declaration of Condominium Regime” Article 12—Unit Leasing, pg. 36-37. The Declaration and the “Community Manual” are both posted on the “Deed Restrictions” page of paradisovillas.com*

Adjournment:

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