

Paradiso Villas HOA Board Meeting

3rd Quarter – August 20, 2024 / 6:00 pm

Minutes of Open Session

Attendance:

Meeting Location: PAMco Conf Rm / 700 Market St. / Bldg 3; and on Zoom.
Board Members Present: Jos DenHartog / Michael Goodnow / Martin West
PAMco Representative: Nick Chomycia (Community Manager)
Homeowners attending in person: Units: < #69 / #86 / #93 / #110 >
Homeowners attending on Zoom: Units: < #87 / #114 / #__ / #__ >

Establish Quorum:

Quorum established; full Board present.

Approval of Minutes - for the 2nd Qtr. Board Meeting of May 21, 2024.

A motion was made and seconded to approve the Minutes of the 2nd Qtr. Board Meeting (May 21, 2024) as presented. The motion was voted on and passed. Detailed Minutes are posted on ParadisoVillas.com

Financials:

Treasurer, Michael Goodnow, presented the status of HOA accounts as of July 31, 2024. He stated that during the first seven months of this year, spending has been as expected and is within Budget. He was upbeat about the gradual growth of our Reserve Account and anticipating a financially stable year without natural disasters.

Committee Reviews:

(a) **Landscaping** – President, Jos DenHartog, reported that our *2024 Project Plans* are nearing completion. Only a few small Hardscape projects remain, and they will be installed in the cooler months ahead. The Winters of 2021 and 2022 caused significant destruction of our landscaping. Much of it has been replaced with native and adapted shrubs, which are creating an attractive and appealing community environment.

Landscaping Chair, Teresa Dunegan, addressed the topic of professional tree care, which has a massive impact on the quality of this residential environment. The majority of trees in our community are 10-15 years old. Two consecutive Winters with prolonged freezes broke tree limbs, leaving many trees deformed. As a result, new growth has been unbalanced and misshapened. Professional tree care is now more needed than ever.

Dunegan recently presented the HOA Board with a long-range plan for tree care, which was approved. This plan ensures that all trees receive quality care every two (2) years, that we remain within budget, and that we realize a savings. Services to be performed include: (a) trimming for building clearance; and (b) “manicuring” of all trees as per the following schedule:

- 2024 – North side of main entry road / all trees
- 2025 – South side of main entry road / all trees
- 2026 – NO trimming / Budget Savings
- 2027 – North side repeat
- 2028 – South side repeat

This plan was proposed by Greg Gundersen of *Certified Tree Care LLC*, and a contract for the 2024 scheduled service was signed with them. The work will be performed in late August or early September. Residents are warned that all trees must be free of any and all personal or ornamental items.

(b) Web Site – President, Jos DenHartog, informed us that ParadisoVillas.com is hosted by *HostGator* for a three-year term. Registration of our Domain Name must be renewed annually. Our Web site Administrator ensures the prompt renewal of these services.

(c) ARCH Committee – DenHartog reminded Homeowners that they must first submit an “Architectural Review Request Form” to PAMco and receive written Approval if they want to make any change to the outside of their Unit or grounds. He stressed that this includes painting “like for like” (same color). This requirement is strictly enforced, and can be very costly if ignored.

DenHartog stated that the “Unit Maintenance Inspection” is in its fourth year. In January this year, 20 Homeowners received “Violation Notices,” which cited August 15 as the deadline to complete their exterior Unit repairs. Reminders were sent May 1st. He was pleased to announce that all repairs have been made. He stressed that vigilant enforcement of the CCRs prevents run-down homes and keeps the entire Paradiso Villas neighborhood looking tidy and well kempt.

New Business:

Audit Update – Community Manager, Nick Chomycia, reported that the task of performing an Audit has been delayed because PAMco needed to engage a new company. He anticipates it will be finalized within two weeks.

CCR Change (Renters Cap) – President, Jos DenHartog, reported that in order to determine the level of interest, Homeowners had been polled twice on the topic of restricting Unit leasing. In the final assessment, there is insufficient interest among Homeowners to pursue an amendment to the CCRs.

Explore New Fence-Repair Vendors – Because what seemed like minor fence repairs had resulted in exorbitant costs, DenHartog instructed Chomycia to seek alternative vendors. DenHartog stressed a policy that no work be approved until the Contractor first quotes an estimate.

Homeowner’s Forum:

-- Unit 69 / Homeowner asked if the HOA Board had a list of paint colors which were approved for the community. He is seeking the colors for his Unit to do some touchup. -- *The Board does have a list and will send him the information. A suggestion was made that the colors be posted on ParadisoVillas.com, and discussion followed. The Web site Administrator will be asked to develop and post the information online.*

-- Unit 87 / Homeowner joined a discussion with #69 about the reading of water meters and billing by Texas Water. -- *The Originally, PAMco read our water meters and billed each Homeowner. A few years ago, however, the State passed a law requiring a “license” for this service. Duties included with the license are: reading meters / billing customers / keeping accurate records for research / responding to customer inquiries / handling all appeals.*

Adjournment:

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