

### **Meeting called to order at 6:34 PM**

#### **Attendees**

- Robyn Gschwend
- Kyle Paris
- Michael Vacca
- Bob Gross

#### **Other Attendees**

- None

#### **Immediate Discussion**

- Officer Assignments
  - President – Kyle Paris
  - Secretary – Bob Gross
  - Treasurer – Michael Vacca
- Review Current Meeting Agenda
- Overview of previous board meeting processes
- Discussed Expectations and Roles

#### **Previous Minutes**

- Minutes from the May 31, 2017 reviewed and accepted

#### **New Business**

- Review and discussion of Thousand Oaks (T.O.)
  - Reviewed VoPG two entry presentations (Mulchins Way & Robinson)
  - Touched on walk through with T.O> project manager
  - Irrigation state and agreed importance of keeping system in good working order as it can be one of the largest expenses
- Agreed to pursue previous board member (Steve Register) to continue to participate on Yard of the Month project
- Round table on Architectural Control Committee (ACC) request process and importance
  - Pending ACC request approval sent to Celeste at 4Sight
- Discussion on Covenants, Conditions, and Restrictions (CC&Rs)
- Discussed group concerns over the growing number of rental properties
  - Kyle brought to the group's attention that there is an Airbnb property
  - Agreed that the HOA Board would set a leasing policy

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- Leasing policy would be crafted by an attorney recommended by 4Sight Management
  - The leasing policy would be filed with Collin County
  - It was suggested a leasing policy committee be formed
    - Ideas about set policies
      - Term
      - Names of renters
      - Required lawn service
  - Discussed “welcome packs” for new residence
  - Talked about ideas to increase traffic to VoPG portal
  - Front entry lighting introduced as area of improvement
    - Admitted this is an ongoing ‘wish-list’ item but will continue to discuss as new options become available

### **Financials**

- Balance Sheet
  - Robyn (4Sight) explained to the board how the balance sheet is tracked
  - Agreed upon to revisit Accounting Practice in November 2017
  - Questions asked and answered on Postal Cost and Landscape Costs
- Aged Accounts
  - Conversation about level of forgiveness of fines if home owner settles principal fines
  - CC&R Violations and forced remediation discussed and agreed the necessity
- Financial report to be uploaded to VoPG Website
- Financials approved by board

### **Events**

- HOA Picnic
  - 9/16/2017
  - Flyers hand delivered

### **Next Board Meeting**

- Scheduled 8/30/2017