

June 10, 2025 Board Meeting Minutes

2025 Board Members		Present	Absent
President	Karl Krotzer	X	
Vice President	Tom Kajander	X	
Secretary	Carol Merada	X	
Treasurer	Deborah Howard	X	
Member at Large	Kathy Simmons	X	
Member at Large	Stephen Jones		X
Member at Large	Cyndi DeWitt	X	
Member at Large	Kim Thompson	X	
Member at Large	Jim Ruffing	X	

Establishment of Quorum – Yes

Call to Order - 7:00 PM

Attendance

Mike Merada, Bill Nicholson, Johnny and Jeannie Reyna, John and Kandice Collins, Beverly and Art Simms, Sandra Bourgeois, Barbara Ten Brink, Steve Farabee, Peter (Janet Drive), and Mary Neely

Via Zoom – Wanda Morrow and Jessica Cejka

President

Karl welcomed all attendees to the June Meeting. He stated that we will update the ongoing business items.

The May 2025 Minutes need to be approved

Secretary

Kim moved to approve the May 2025 Minutes and Tom seconded. The Minutes were approved by all POA Board members present.

Action:

May 2025 Minutes were approved.

Financial

Discussed monies in the account and expenses. We are getting income from property sales, architectural fees, and clubhouse rental. We are updating our records to better communicate with residents and to accurately collect dues. The Board's Insurance renews this month.

Maintenance

Pool - The new pool company is great.

Clubhouse – The AC was checked and in good shape. The staircase handrails and some steps were repaired.

Irene property.

Debbie is concerned about the Oak trees and getting estimates to remove or prune. Sandra Bourgeois suggested Crown Tree Care.

Architectural Control Committee

New submission for a new construction at 1066 Harriet. We need to review as this will be a second structure on the property. Tom will review with the attorneys.

We need further review regarding the carport addition at 701 Cindy, which is not 15' back.

Social Committee

Discussed renting the clubhouse. Discussed getting rental dates and other activity dates on the Google Calendar.

Old Business

Kim discussed the County providing a speed study. Upon leaving the meeting, we realized that the speed study on Amanda has begun

Irene property

Tom met with Jessica and Dusty for a good conversation regarding the easement and safe access. All acknowledged that the access is perpetual and treacherous with the current road base and something needs to be done. A tree in the easement needs to be removed. Jessica and Dusty do not want anything permanent on the easement. A handrail is acceptable. They all agreed that litigation is only throwing away money and a compromise is best.

Jim had previously come up with the idea of possibly utilizing pavers with sand. At the time of the meeting, this was not known to Jessica and Dusty. Pavers would be suitable for wheelchairs and golf carts. Jim will get an estimate of the cost.

We do need what is best, at a reasonably cost, and amenable to all parties.

Amanda property and Livestock

Sandra Bourgeois had concerns about a board member entering her Amanda property without consent to post a notice on the shaved ice hut. However, this was not accurate as Karl was on POA property (parking lot) to post the notice.

As to the goats, Sandra believes that she is permitted to have goats on a piece of property that is residential. She stated that she had no plans to remove the goats. This is not accurate.

Pursuant to the Village West Covenants, livestock (including chickens and goats) are only permitted on property with a residence, not vacant land.

Open Discussion

Barbara ten Brink asked about a neighbor parking a trailer on Barbara's property. The POA has no jurisdiction over this, and it was suggested that she call the Sheriff.

Kenny Brannon asked about renting the Clubhouse for a pool party for Guardians of The Children Hill Country.

Meeting Adjourned: 8:05 PM