

SPANISH WALK COMMUNITY ASSOCIATION
REGULAR SESSION BOARD MEETING
6:00 P.M. ON OCTOBER 5, 2017
SPANISH WALK CLUBHOUSE
TELECONFERENCE INFORMATION: DIAL IN NUMBER: (641) 715-3580
MEETING ID: 791-030-241

AGENDA

- I. Quorum: Roll Call**
- II. Call to Order** *Action*
- III. Executive Session Disclosure**
- IV. Approval of Minutes** *Action*
 - a. August 3, 2017 Meeting
- V. Financials & Accounting** *Action*
 - a. Accept Financials July and August 2017
 - b. Lien Authorization(s), if any
 - c. Settled Accounts – \$8,360.20
 - d. Ratify approval to rollover CD
 - e. Review and approval of 2018 proposed budget
 - f. Approval of draft reserve study
 - g. Approval of engagement letter for 2017 audit and filing of taxes
- VI. Committees** *Action*
 - a. Finance Committee Report, if any
 - b. Landscape Committee Report, if any
- VII. Old Business** *Action*
 - a. Ratify the following approved proposals:
 - 1. Insurance renewal
 - 2. Lighting repairs
 - 3. Plant replacement and additional planting
 - 4. Entrance gate operators
 - b. Review and possible approval to address the clubhouse HVAC
 - 1. Open (5) minute discussion to homeowners
 - 2. Close discussion; board to make decision
 - c. Review and possible approval to paint the wrought iron fencing
 - 1. Open (5) minute discussion to homeowners
 - 2. Close discussion; board to make decision
 - d. Review and possible approval to install soil stabilization agent along the RV basin area
 - 1. Open (5) minute discussion to homeowners
 - 2. Close discussion; board to make decision

- e. Review and possible approval to trim the trees
 - 1. Open (5) minute discussion to homeowners
 - 2. Close discussion; board to make decision

VIII. New Business Action

- a. Review and possible approval of tree removals and installation of DG
 - i. Open (5) minute discussion to homeowners
 - ii. Close discussion; board to make decision
- b. Review and possible approval to increase pool service days
 - i. Open (5) minute discussion to homeowners
 - ii. Close discussion; board to make decision
- c. Review and possible approval to replace one (1) pool pump at main pool
 - i. Open (5) minute discussion to homeowners
 - ii. Close discussion; board to make decision
- d. Review and possible approval to install handrail covers at all pools/spas
 - i. Open (5) minute discussion to homeowners
 - ii. Close discussion; board to make decision
- e. Review and possible approval of water purification for pools/spas
 - i. Open (5) minute discussion to homeowners
 - ii. Close discussion; board to make decision
- f. Review and possible approval to repair several areas of wrought iron and add/extend existing wrought iron *hand carry*
 - i. Open (5) minute discussion to homeowners
 - ii. Close discussion; board to make decision
- g. Review and possible approval to replace/upgrade the Sonrisa pool furniture
 - i. Open (5) minute discussion to homeowners
 - ii. Close discussion; board to make decision
- h. Review and possible approval to install additional “no parking fire lane and STOP signs”
 - i. Open (5) minute discussion to homeowners
 - ii. Close discussion; board to make decision
- i. Review and possible approval to install cameras at the Sonrisa and Alegria pool areas
 - i. Open (5) minute discussion to homeowners
 - ii. Close discussion; board to make decision
- j. Review and possible approval to install permanent lighting on the trees at the entrance
 - i. Open (5) minute discussion to homeowners
 - ii. Close discussion; board to make decision
- k. Review and possible approval of bi-monthly light inspections of individual owner exterior lights
 - i. Open (5) minute discussion to homeowners
 - ii. Close discussion; board to make decision
- l. Review and possible approval of holiday lighting installation
 - i. Open (5) minute discussion to homeowners
 - ii. Close discussion; board to make decision

- m. Review and possible approval of draft parking rule addition for parking in cul-de-sacs
 - i. Open (5) minute discussion to homeowners
 - ii. Close discussion; board to make decision
- n. Review and possible approval of draft rule for Dog DNA *hand carry*
 - i. Open (5) minute discussion to homeowners
 - ii. Close discussion; board to make decision
- o. Review and possible approval of proposal to renovate the billiards room
 - i. Open (5) minute discussion to homeowners
 - ii. Close discussion; board to make decision
- p. Discussion and approval of budget for social event
- q. Discussion and possible approval of “24 Hour Security” *hand carry*
- r. Discussion and possible approval of holding an Annual Community Yard Sale
- s. Any issues the Board deems and emergency

IX. Miscellaneous Items *Action*

- a. Review of Dog DNA Vendor Information
- b. Approval of Newsletter Item
 - i. Recommendation of lighting vendor for homeowners to purchase exterior light bulbs for their homes
- c. 2018 proposed meeting schedule
- d. 2018 annual calendar
- e. Review of homeowner rates for utilizing the association’s pest control vendor services (*possible newsletter item*)
- f. Review of final report of water budget review for common area landscaping
- g. Correspondence from D.R. Horton Warranty Company

X. Homeowner Open Forum – Not to Exceed (20) minutes ***NO EXCEPTIONS***

OPEN FORUM: During open forum, each attendee may address the board for up to three minutes (a timer will be set). A director or manager may briefly respond to statements made or questions posed. Speakers must observe rules of decorum and not engage in other disruptive behavior. If a speaker is in the middle of a sentence when time is called, he/she may finish their thought before sitting down. The time guidelines ensure that others will have an opportunity to speak. Speakers may not allot their time to others. TELECONFERENCE/MEETING RULES: No audio or video recording allowed by attendees. As provided in the "Open Meeting Act," members may observe the meeting but do not have the right to participate in the board's deliberations or votes. Members may address issues during the open forum portion of the meeting. If attendees become disruptive, they may be expelled from the meeting and/or fined. Only one (1) person is permitted to speak at a time.

XI. Announcement of Next Meeting

- a. No December Meeting

XII. Adjournment *Action*