

# Levy Townhouse Owners Association, Inc.

## Annual Meeting Tuesday, May 11, 2021 6:30 P.M.

**Meeting ID:** 843 9115 8513

**Password:** Annual2021

### MINUTES

- I. Call to Order – The meeting was called to order at 6:32 P.M. by Marlene Aguirre, president.
- II. Proof of Notice of Meeting or Waiver of Notice – Quorum was established (10 properties and 3 proxies were present)
- III. Approval of Minutes – Minutes from 2020 Annual Meeting sent with Meeting Notice. Motion to approve the minutes was made by Cheryl Faimon. Motion was seconded by Irene Tomei. Motion carried.
- IV. Officers Report – Marlene Aguirre reported.
  - A. Due to Covid-19 and financial impact, the board voted to keep the 2021 HOA Fees at the 2020 amount (\$318 for the year).
  - B. Completed the painting of front door project from 2019.
  - C. Installed a sprinkler system in Community Pool area.
  - D. Completed the Pinn Road perimeter fence replacement.
- V. Treasurer’s Report –
  - A. As of May 11, 2021, checking account balance is \$20,873.96; savings balance is \$12,180.39.
  - B. 2021 Assessment Fee Collection
    1. 94 properties, as of May 11, 2021, 80 are Paid in Full (85%)
    2. There were 17 total payment plans this year with 9 payments remaining to be made by May 31, 2021.
    3. By May 31, 2021, 89 will be paid in full (94.7%)
    4. Currently there are 4 properties not paid and no payment plan in place.
    5. One delinquent account is still with the attorney.
  - C. Cost update of Fence Replacement for Pinn Road. Total cost was \$16,977.01. Total cost for 3 Perimeter Fence areas [Military Drive, Brownleaf Drive (car wash) and Pinn Road] starting in 2013 to 2020 is \$39,751.51.
- VI. Report of Committees
  - A. Pool Committee – Cheryl Faimon reported:
    - o The pool opened for swim season May 1, 2021. We take reservations and allow one household to swim at a time. The community response to pool reservations has been very positive. I recommend using this system regardless of COVID-19 considerations and guidelines.

- Cheryl completes the monthly Kings III Emergency Phone check, takes reservations for the pool, opens and closes for reservations, and monitors the pool. Hector, Irene and Marlene volunteered to assist as needed.
- One light along the entrance walkway was replaced May 2021. Bill Renton purchased three light fixtures of the same type for future repairs. This will ensure the lights match. The lights we currently have are no longer available.
- Baldemar Perez cuts the grass twice each month from April through September. John Edwards checks the pool water Monday, Wednesday and Friday.
- In July 2019, during the city health inspection, we were informed that our pool needs a permanent line marking the 5-foot level of the water. I recommend that we get an estimate for the work and negotiate with the city to have the work pushed out to the time we would next drain the pool for maintenance. The pool was resurfaced in 2016, and at that time, we were told to drain the pool approximately every 7 years.
- The watering system that Hector Guerra installed last year was great, but we did see an increase in the water bill.
- The oak trees will need to be trimmed at the end of swim season this year.
- Some people have asked about having small parties in the pool area. I recommend the HOA Board consider this. With the reservation system in place, I think it could be a positive change for the neighborhood.

B. Paint Committee – Cheryl Faimon reported:

- Cheryl Faimon, Hector Guerra and Irene Tomei are members of the Paint Committee. This committee was created May 2020.
- Four accent colors were approved by the HOA Board in April 2020. The paint colors are Inked, Classic Avocado, Morocco Red and Balcony Sunset from the BEHR color chart.
- Several front doors have been painted the accent colors. Arturo finished the last of the doors in March 2021 (paid for by the HOA). The original painter was not responding to calls or text messages so the HOA asked Arturo to complete the job.
- Two garage doors (6822 & 6859 Betty Levy) were painted so everyone could see what that would look like. Two spaces above the garage doors (431 & 429 Rene Levy) were also painted.
- The Levy brown and cream colors were approved by the HOA Board in June 2020. The colors are SW 6104 Kaffee and SW 6141 Softer Tan.
- The Paint Committee created a Paint Committee Checklist to assist with ACC Requests that include painting.
- The owner of 6825 Betty Levy replaced siding and completely painted the home using the new brown and cream colors. That job was completed in October 2020; he owner of 6836 Betty Levy painted the front door red (owner's choice) in October 2020; the owner of 6810 Betty Levy purchased the brown and cream paints for a new front door in January 2021; the owner of 6823 Betty Levy purchased the brown and cream paints for a new front door and screen door in February 2021.
- The HOA Board agreed to keep a gallon of the brown and cream paints available for small projects in the neighborhood. The charge for the paint is \$20 for front doors and \$30 for garage doors.
- The Paint Committee recommends allowing owners to paint two of the three accent color spaces per property. The spaces are the front door, garage door, and the space above the garage door. The Paint Committee would like to use the checklist to assist owners when an ACC Request Form involves painting.

- C. Beautification Committee – Martha Rodriguez was not in attendance but submitted a report to Bill Renton. Currently Martha is placing the Yard of Month sign in different front yards in the neighborhood.
- D. ACC Committee – The Board is working with homeowners to remind them to submit ACC Requests for the Board to review and approve or deny.

VII. Unfinished Business

- A. Mailboxes – The Board continues to work with the Valley Hi Post Office to report graffiti, vandalism and break-ins. The Station Manager is working to see if new boxes can be installed.

VIII. New Business

- A. Perimeter Fence- The last section of the fence to be replaced is the biggest section. It is the fence that backs up to the “green belt” between Levy Townhomes and the Leon Creek. The Board will be exploring different options to begin and complete this final fence replacement project.

IX. Announcement of Election Results – Election results were reported by Hector Guerra, Teller Committee Chair:

88 ballots were mailed out and 33 were returned.  
Edward Mireles received 14 votes  
Marlene Aguirre received 15 votes  
Isaac Robles received 4 votes  
James Boles received 0 votes

I move that we accept the report of the Teller Committee. Motion made by Bill Renton. Motion was seconded by Irene Tomei. Motion carried.

Edward Mireles and Marlene Aguirre will be the two (2) new board members.

X. Announcements

- o Bill Renton read an email from Isaac Robles.
- o The new Board will meet in June(date, time, venue TBD) to elect officers and review items present for consideration during the Annual Meeting.

XI. Adjournment – There being no further business to come before the HOA, the meeting was adjourned at 7:06 P.M.

Respectfully submitted,  
Bill Renton, secretary