

MESA VILLAGE OWNERS ASSOCIATION  
DECEMBER 17TH 2020  
AGENDA

CALL TO ORDER: ALL QUESTIONS AND OPEN FORUM WILL OCCUR AT THE END OF THE MEETING

Review and Approve Previous Board Meeting Minutes -  
Board Reports

- Clubhouse has been closed
- Standards Committee (Bill)
- Finance/Budget Committee, Speaking on Investments, Reserves, Balance Sheet, Operating Accounts (Walter)

Old Business

- Thank You All. **We will be continuing these meetings via ZOOM in preparation for the annual meeting in January and will likely include all Proxy Forms through Mailchimp and they will go out a bit early for greater participation and gaining a quorum.**
- Chimneys are slated to conclude by the end of the year, barring any inclement weather.
- Tennis court resurfacing has been pushed into the spring of next year at the earliest.
- Water-shutoffs and notice will be addressed in the coming months to have a more foolproof system of communication. Please keep in mind that until this system is up and running, there may be water-shutoffs in your building on the 2nd and 4th Wednesday of each month. This does not mean there will be a shutoff, just the possibility.
- As we see an increase in the cases of Covid in the Austin area, as well as around the State of Texas, the pool will remain closed, regrettably, until the 2021.
- Crime is on the rise in Austin, so please make sure to remove all valuables from your car and make sure car doors are locked.
- We will put out notice of end of terms for officers on the board in December and put out a form for those willing to run for a board position at that time along with proxy forms that we encourage all to fill out and get back to our property management company, PMT, as soon as possible.
- We will include a poll for the BBQ pits in this meeting
- We will purchase new seating for all locations that presently have seating available around our community. If you would like to see some seating in your

area, please send an email to [mesavillageboard@gmail.com](mailto:mesavillageboard@gmail.com) with pictures of those areas and have a possibility of addressing those areas.

- Throughout the Zoom meetings, please be respectful of attendees and board members. This is a necessity for a productive meeting.
- Bids for the tree service are ongoing and will be accepted and move forward by the end of the year.
- We are still looking for a contractor to complete the painting of the railings. If you have a reliable contractor that would like to bid on the railings, please reach out to [mesavillageboard@gmail.com](mailto:mesavillageboard@gmail.com) with contact information for all contractors to set up bids. We are looking for someone that will be fair in pricing, not looking for general contractors that will assuredly more expensive as they will use a subcontractor to complete the work.
- The damaged mailbox will be removed in the coming weeks. As of now, it will not be replaced because of continual theft around the City of Austin.
- If you are interested in the minutes for any meeting, please email [mesavillageboard@gmail.com](mailto:mesavillageboard@gmail.com)
- Cables around the property need to be covered or connected properly. All cables including the internet, telephone or otherwise that are not provided as common elements will be removed. If there are cables that are connected to your unit, please have them removed and installed properly. They will be removed by the end of the month if they are visible, on the ground, or not attached properly to your unit.
- We have received quite a few requests for sidewalk repair and will be getting bids for repairs that will be done in the coming year. As previously mentioned there are three items that will be addressed in the coming budget for 2021. Although these items will need to be discussed, given the parking lot overlay that is scheduled for the summer of 2022, we will do our best to address these in a fiscal manner that may include pushing these items past 2021 in order to maintain our reserves. Although we had previously scheduled buildings A, B and N as focus areas for a model for landscaping, we will do our best to make it a priority in 2021.
  - Tennis Court Resurfacing
  - Tree Trimming
  - Landscaping
- MailChimp Here is the link: <http://eepurl.com/helrdj>

## New Business

- A bid has been accepted for the tree trimming after three bids were evaluated. ABC was awarded the work based on experience and the arborists on staff at a cost estimate of \$16,500. This work will be done the first and second week of

January. Tree root aeration and collar excavation is being discussed as work that will be done and paid for monthly through the year at a cost of approximately \$14,000 total.

- All chimneys have been completed. Final payment will be distributed in January.
- Reserves have been set at \$400,000 for this fiscal year and will continue to grow in the coming year based upon no other allocations (unless it is an emergency) of funds outside of tree service and possible roof repair
- Tennis courts will not be resurfaced in the coming year.
- There is a possibility of needed roof repair on a couple of buildings this year which would include complete replacement of those roofs. We have been exploring the possibility of replacement of the roofs over the years by minimizing the cost, doing a couple of roofs per year. This has yet to be decided.
- Seats up for election to the board are:
  - Secretary
  - Treasurer
- These seats will be retained by the present members unless there is interest in an owner running for the board. If this is the case, their name will be added to the ballot that will be sent out in the coming days. Please look for these and respond if you are interested.
- A reserve analysis will be included, of course, for the annual meeting that will be sent out by the end of December.
- The board has approved a letter to all owners who own units as investment property and are not residents of Mesa Village. This letter will be sent out certified mail in order to provide the information on filing new leases and the cost of these filings as well as the rules against short term leasing, etc. Please look for this if you are an owner who does not live at Mesa Village. If you have relatives that live in units at Mesa Village, you may receive this letter as well, so please respond accordingly.
- The sidewalk bids will be part and parcel with the parking lot replacement in 2022. These will be done at the same time.

Open Forum – Owners Comments – **Please use the chat function in zoom to place your questions and we will answer them as quickly as possible during the meeting, or we will answer some question at the conclusion of the meeting and send out those we could not get to during the ZOOM meeting. Thanks for your patience!**

**THE NEXT MEETING IS SET TO OCCUR ON THURSDAY  
JANUARY 21ST. IT IS IMPORTANT THAT ALL PROXY FORMS**

**GET FILLED OUT AND RETURNED AS THESE WILL BE SENT OUT IN THE COMING DAYS.**

**IF YOU ARE INTERESTED IN A BOARD POSITION, PLEASE FILL OUT THE FORM AND RESPOND NO LATER THAN JANUARY 7TH TO BE ADDED TO THE BALLOT. THIS BALLOTS WILL BE SENT OUT 10 DAYS BEFORE THE ANNUAL MEETING.**

ADJOURNMENT