

Springs at Stone Oak Homeowners Association

1st Quarter 2023 Board of Directors Meeting

April 10, 2023 On-line Meeting via Zoom

Homeowner Topics:

Concern of the bare landscape in front of the masonry wall parallel to SO Parkway, the bare landscape along the entrance side towards the pedestrian gate, and the sparseness of the plants in front of the monument.

In addressing the concerns, the Board's response to the submitting homeowner:

- stated that the sparse turf area between the masonry wall and the sidewalk parallel to the Parkway has not recovered from the damage to the turf and irrigation system along the entire length of masonry wall in 2018/29 by a fiber optic cable installation contractor. That damage, coupled with the continuing drought and the mature trees that completely shade the indented alcoves along the wall have resulted in large areas of no turf along the wall. The HOA's landscape design/maintenance contractor has provided informal suggestions for those areas. A formal proposal has not yet been requested by the Board, as the other common areas in the front entrance and the Granite Spring island are currently a higher priority for landscaping improvements.
- stated that the very shaded area in the front entrance by the pedestrian gate has historically been a challenge for grass to thrive or survive. The Board has a formal proposal from the HOA landscape design/maintenance contractor to install flagstone on the Parkway side of the pedestrian gate to widen the sidewalk with a solid surface, allowing residents with a stroller or wheelchair to use the widened sidewalk while the gate is swung open. The area not covered by the flagstone will have shade-tolerant ground cover (Asiatic jasmine) installed. The project cost has been provided by the contractor and is awaiting HOA funding for execution.
- stated the 62 individual plants and the 10 flats of flowers installed in front of the entrance monument and at the entrance and exit corners next to the Parkway in April 2022 did not all survive the freezing temperatures in late 2022 and early 2023. The HOA landscape design/maintenance contractor has confirmed the perennials in those areas that have not yet resprouted are victims of the freeze. The Board intends to have the contractor provide a cost estimate for replacing the plants in those areas.

Call to Order and Quorum:

The meeting was called to order at 6:10 p.m. by BOD President Daniel Cernoch.

HILL COUNTRY HOMEOWNERS ASSOCIATION MANAGEMENT

11844 Bandera Road #466, Helotes, Texas 78023 800.998.6721

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Board members present:

Gary Bushover, Secretary

Eric Lauck, Vice President

Dr. R. Vasan, Treasurer

Vice President Cheryl Soihit was not available for the meeting.

HOA Manager Jennifer Valdez attended as the representative of Hill Country HOA Management Company.

Summary of Board actions taken without prior notice since the previous Board meeting on November 8, 2022, including any actual or estimated expenditures

- Board approved the minutes of the 4th quarter Board of Directors meeting conducted on November 8, 2022. (Nov 17)
- Board met with the HOA's landscape maintenance contractor to identify common areas trees that have died due to the 2021 winter storm and 2022's extreme heat and drought. 5 trees were identified and removed. (Nov 18, \$1456)
- Board contacted the HOA gate maintenance contractor to repair the front entrance pedestrian gate that was not responding to entered gate codes. [Dec 28, repairs completed Jan 4, \$945]
- Board approved the replacement of the entrance and exit gate chains and chain bolts by the HOA gate maintenance contractor. [Jan 4, \$1100]
- Board approved the scheduling of budgeted landscape improvements and drip irrigation conversion for community park flower beds, and annual application of mulch, lawn dressing, and aeration of designated common area turf and flower beds, by the HOA landscape maintenance contractor. [Jan 17]
- Board approved the HOA's landscaping maintenance contractor's proposal for removal and disposal of common area limbs snapped off during the February 1-2 ice storm. [Feb 3, \$146]
- Board approved payment to the HOA's landscaping maintenance contractor for sustainment and improvements projects in common area landscaping [Apr 6, \$10,466]

Review of April 2023 Financial Reports (as of 4/9/2023)

- Reserve Funds
 - CD 37, maturing 9/23/2023 \$ 26,228.05
 - CD 38, maturing 9/23/2024 \$ 26,533.41
 - CD 39, maturing 4/23/2023 \$ 25,910.09

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- CD 40, maturing 1/21/2024 \$ 50,417.05
- Savings Account \$ 10,786.17
- Total Reserve Funds \$139,874.77

- Operational Funds \$ 40,734.62
- Total Current Funds \$180,609.39

- Delinquent Accounts
 - Number of delinquencies = 12, totaling \$7,545.54
 - 0 Active payment plans

Unfinished Business

- CCR Amendment: authority for Board of Directors to assess fines for CCR violations: the Board had submitted a formal request on October 28, 2022 to the Hill Country Management law firm to review the HOA's governing documents to determine whether the HOA/Board has the authority to assess fines for CCR violations. The law firm provided a detailed response that stated the HOA/Board currently does not have the authority to assess fines. The Board voted to have the HOA Manager coordinate with the law firm to have a proposed amendment developed for submission to HOA members for approval. Approval of the amendment requires 65% of the 86 homeowners (56) to agree with the amendment. Voting will be done by postal mail and on-line voting.
- Gary requested approval by the Board to request the law firm review the HOA's Consolidated CCRs and Consolidated Bylaws available on the HOA website for sufficiency to have them recorded and become the official CCRs and Bylaws. When recorded at the County Clerk's office, the consolidated documents would eliminate the need to search 9 currently recorded governing documents when searching for any CCR or Bylaw article/topic. The Board voted to submit the consolidated documents to the law firm for review and subsequent recording.

New Business

- The Board approved the transfer of \$10,000 from operational funds to the Reserve Fund savings account. The transfer is the first of two budgeted transfers in 2023.
- The Board approved the reinvestment of Reserve Fund CD 39, maturing on 4/23/2023, for a 15-month term (4.49% APY).

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- The Board approved the Crist Law Firm Client Representation Agreement, required to be approved in an open Board of Directors meeting. The Agreement provides the fees charged for law firm services.
- The Board identified the HOA common area projects to be pursued in 2023, including the respective Board project manager:
 - Repaint metal railings a park, Pearl Spring, and Crystal Spring drainage culverts; street sign bases; primed/unpainted exit gate areas; fire hydrants. Project Manager: Gary
 - Replace/repair pedestrian gate. Project Manager: Eric
 - Replace toddler/adolescent swing set(s) at park. Project Manager: Eric

The Board elected to defer until the next Board meeting a decision on whether to pursue the candidate project to install flagstone pavers and shade-tolerant ground cover in the front entrance area next to the pedestrian gate (Parkway side).

Association Manager comments: no additional comments.

Executive Session

The HOA Manager and Board reviewed the current delinquent accounts, including the status of those exceeding the HOA Collection Policy time and amount thresholds.

The meeting was adjourned by vote at 7:20pm.

For the Board of Directors:

Gary Bushover

Gary Bushover
Secretary

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