

Springs at Stone Oak Homeowners Association

3rd Quarter 2023 Board of Directors Meeting

September 18, 2023 at Encino Branch Library

Homeowner Topics:

1. Homeowners Robert and Cathy Bustillos offered information from their recent interaction with the San Antonio Public Work's Stormwater Management Division: at their request the Division had an engineer evaluate the Bustillos' lot for possible stormwater drainage and related issues. The Engineer expressed concern with possible stormwater drainage from adjoining lots into their lot, as well as draining into Pearl Spring; he offered suggestions to mitigate the possible issues. The Engineer, Joe Garcia (210-207-0097), offered the Division's availability to look at all of the Springs neighborhood – there is no charge for the evaluation.

2. Homeowner Carolyn Clark offered her concerns with the appearance of common area landscaping, especially the front entrance area and the bare dirt areas between the masonry perimeter wall and the Stone Oak Parkway sidewalk. She suggested that the irrigation system was not running long enough to provide adequate water during the ongoing drought for grass, plants, and trees. Mrs. Clark also expressed a concern with irrigation water in the common areas being turned off during the winter months.

Board member Gary Bushover provided information from recent financial reports that reflect the front entrance area irrigation water amounts (and bills) are almost double what they were previously. That increase partially results from the increased watering of the flower beds in front of the entrance monument and at the entrance and exit corners following the installation of drip irrigation in April 2022. The drip irrigation is programmed to run several days a week, in accordance with current SAWS rules for drip irrigation. The flower beds at the park are likewise being watered several times a week by drip irrigation installed earlier this year. The irrigation zones in all common areas are adjusted as needed during the monthly inspection by the HOA landscaping contractor's irrigation system technician. The common area irrigation systems are not turned off during winter months but do have the irrigation system controllers' Seasonal Adjustment feature adjusted to a lower percentage during the winter's landscape dormancy. The bare dirt areas in front of the masonry perimeter wall reflect the damage done by a fiber cable installation contractor in 2018/19, who severely damaged 4 of the HOA's 6 irrigation zones in front of the perimeter wall. The HOA landscaping contractor's irrigation system technician has been able to restore 2 of the damaged zones, but the zone closest to Walgreens and the zone closest to the adjacent neighborhood remain unusable due to the continuing inability to locate those zones' cut/damaged wiring and valves.

HILL COUNTRY HOMEOWNERS ASSOCIATION MANAGEMENT

11844 Bandera Road #466, Helotes, Texas 78023 800.998.6721

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Call to Order and Quorum:

The meeting was called to order at 6:35 p.m. by BOD President Daniel Cernoch.

Board members present:

Dan Cernoch, President

Eric Lauck, Vice President

Gary Bushover, Secretary

Vice President Cheryl Soihit and Treasurer Dr. Vasan were not available for the meeting.

HOA Manager Jennifer Valdez and Sean Wright attended as the representatives of Hill Country HOA Management Company.

Summary of Board actions taken without prior notice since the previous Board meeting on April 10, 2023, including any actual or estimated expenditures

o Board approved the minutes of the 2nd Quarter Board of Directors meeting conducted on June 20, 2023 at Encino Branch Library. (Jun 26)

o Board approved the repair recommendations from the HOA electrical contractor for the front entrance low voltage light system (entrance side turf). (June 26, repairs completed July 7. \$267)

o Board submitted a maintenance/repair order to the HOA gate maintenance contractor to repair the pedestrian gate locking function following the report from a homeowner that the pedestrian gate could be opened without entering a gate code. (Sept 12, \$225)

Review of September 2023 Financial Reports (as of 9/17/2023)

- Reserve Funds
 - CD 37, maturing 9/23/2023 \$ 26,422.61
 - CD 38, maturing 9/23/2024 \$ 26,774.11
 - CD 40, maturing 1/21/2024 \$ 50,966.27
 - CD 41, maturing 8/24/2024 \$ 26,097.27
 - Savings Account \$ 10,789.73
 - Total Reserve Funds \$141,049.99
- Operational Funds \$ 53,321.32
- Total Current Assets \$194,371.31

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- Delinquent Accounts
 - Number of delinquencies = 9, totaling \$3,484.79
 - 0 Active payment plans

Unfinished Business

- CONSIDERATION FOR APPROVAL: Initiate homeowner vote for CCR amendment to authorize Board of Directors to assess fines for CCR violations.

Board vote: approved, including offering the lien version provided by the HOA attorney (version states unpaid fines could result in a lien being placed on the property). Board Coordinator: Gary B

- HOA 2023 Project Status
 - Repaint 8 common area metal railings, 6 street sign bases/poles, primed/unpainted exit gate areas, and 4 fire hydrants. Project coordinator Gary Bushover stated that of the 2 licensed, BBB A+ painting contractors that were contacted to provide their cost proposal for the project, one provided a proposal with a cost more than double anticipated, while the second contractor declined to provide a proposal following a physical review of the tasks. As indicated in the June Board meeting, SAFD informed the HOA that SAWS is responsible for testing and maintaining the HOA's fire hydrants, so that task has been withdrawn from the painting project. The SAWS Service Request order for our hydrants was issued on June 2.
 - Replace/repair pedestrian gate. Board project coordinator Eric Laucks stated that he is continuing to approach the project as a repair, not replacement, project, possibly using a licensed welder to repair the deteriorated/rusting rails on the pedestrian gate.
 - Replace toddler, adolescent swing sets at park. Board project coordinator Eric Laucks stated he is continuing to research qualified industrial/school yard-quality swing sets for the park. Installation of the swing sets by the HOA or subcontractor may be an option if the swing set supplier does not offer installation. Eric suggested installation by homeowners may be an option to address the installation liability concerns expressed by swing set providers. He is looking at metal framed swing sets, vice wooden.
- CONSIDERATION FOR APPROVAL: Add 2023 project: "replace current marquee with one that is more accessible and less hazardous"

Board vote: approved addition of project. Board project coordinator: Gary B

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New Business

- Google Fiber update:

Dan Cernoch stated Google has indicated to him that they plan to install fiber optic cable in our neighborhood in the Spring or Summer 2024.

- CONSIDERATION FOR APPROVAL: Transfer \$10,000 from the operational (checking account) funds to the Reserve Fund savings account. Second of two budgeted 2023 \$10,000 transfers following assessment collection periods.

Board vote: approved.

- CONSIDERATION FOR APPROVAL: Reinvest CD 37, maturing on 9/23/2023 for a term providing an optimal interest rate. CD was last invested on 9/23/2022 for a 12-month period at 2.27% APR.

Board vote: approved reinvesting CD37 at 4.07% for a 12-month term.

- CONSIDERATION FOR APPROVAL: Fund/task HOA attorney to develop governing document amendments or Board Resolutions to incorporate provisions of adopted 2023 Texas Legislature HOA-affecting laws

Gary B stated that assistance from the HOA attorney is not currently needed, as one of the two adopted Texas legislature laws can be incorporated by amending the HOA's current Collections Policy to reflect the additional time and notification requirements for initiating a lien for nonpayment of assessments. The second adopted law requires HOAs with fining authority to publish fining categories and schedules, a requirement for the Springs HOA dependent on homeowner approval of the proposed amendment to authorize the Board of Directors to assess fines for CCR violations.

- CONSIDERATION FOR APPROVAL: Identify candidate November date(s) for the 4th quarter Board of Directors meeting, which will include Board consideration for approval of the 2024 HOA budget.

Board approved Tuesday, November 7, 2023 for the 4th quarter Board of Directors meeting. The meeting will be conducted using the Zoom online meeting service.

- CONSIDERATION FOR APPROVAL: Installation, maintenance, and removal of front entrance holiday decorations by The Elves lighting contractor in November. \$1,200 allocated in 2023 Budget; \$1,100 cost in 2022.

Board vote: approved.

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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 7:35pm.

For the Board of Directors:

Gary Bushover

Gary Bushover
Secretary

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