

Springs at Stone Oak Homeowners Association

4th Quarter 2023 Board of Directors Meeting

November 7, 2023 On-line Meeting via Zoom

Homeowner Topics:

No topics were submitted by homeowners for this segment.

Call to Order and Quorum:

The meeting was called to order at 6:05 p.m. by BOD President Daniel Cernoch.

Board members present:

Daniel Cernoch, President

Eric Lauck, Vice President

Gary Bushover, Secretary

Vice President Cheryl Sohit and Treasurer Dr. R. Vasan were 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 September 18, 2023, including any actual or estimated expenditures

- Board contacted a plumbing contractor on September 19 to repair a water leak at the community park at the same location adjacent to the water meter where the same contractor had repaired a similar leak in July 2022. Repairs completed September 29 (\$1272)
- Board approved the minutes of the 3rd quarter Board of Directors meeting conducted on September 18, 2023. (Sept 23)

Review of April 2023 Financial Reports (as of 11/7/2023)

- Reserve Funds
 - CD 37, maturing 9/23/2023 \$ 26,522.06
 - CD 38, maturing 9/23/2024 \$ 26,897.31
 - CD 40, maturing 1/21/2024 \$ 51,247.74
 - CD 41, maturing 8/24/2024 \$ 26,293.90
 - Savings Account \$ 20,791.54
 - Total Reserve Funds \$151,752.55
- Operational Funds \$ 38,272.36
- Total Current Funds \$190,024.91

HILL COUNTRY HOMEOWNERS ASSOCIATION MANAGEMENT

11844 Bandera Road #466, Helotes, Texas 78023 800.998.6721

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- Delinquent Accounts
 - Number of delinquencies = 4, totaling \$966.74
 - 0 Active payment plans

Unfinished Business

- Update on current protest against the 2023 draft FEMA/SARA floodplain maps, scheduled for approval in 2024, by a Springs homeowner coordinating the protest effort: No update available for the meeting.
- HOA homeowner vote on Board fining authority amendment: Coordinator Gary Bushover stated that a request has been submitted to the HOA attorney to conduct a Springs homeowners vote to amend the CCRs by homeowner approval to move the existing fining authority from the Bylaws to the CCRs. The existing fining authority documents were approved by homeowners at the 2001 HOA Annual Member Meeting to be added to the Bylaws instead of the CCRs. This alternative amendment approach is believed to better reflect the original HOA/homeowner intent in 2021, instead of requesting homeowner approval of a new fining amendment in 2024.
- HOA 2023 Project Status
 - Repaint 8 common area metal railings, 6 street sign bases/poles, primed/unpainted exit gate areas: project coordinator Gary Bushover has received interest in the project from 3 handyman companies; we are awaiting their pre-proposal visit to the neighborhood to view the project elements.
 - Replace/repair pedestrian gate: project coordinator Eric Laucks stated that he has received one preliminary cost estimate of \$825 to repair the deteriorated portions of the gate, in lieu of replacing the gate by the HOA's gate maintenance contractor (\$3,667).
 - Replace toddler, adolescent swings at park: the Board discussed homeowner interest and support for replacing the swing sets that were removed in January 2017 due to deterioration, and decided a good course of action is to obtain the level of project support through a survey of homeowners attending the 2024 Annual Member Meeting.
 - Replace marquee: project coordinator Gary Bushover provided an estimated cost of \$3,160 for a 1-side, LED-lighted marquee + unknown installation costs to replace the current marquee that is difficult to update and requires 2 residents due to safety concerns to change information on the marquee. Exact placement of the proposed marquee on the marquee island has not been done, nor has final decisions on 1 or 2-sided marquee or the execution of the project.

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- Add to Landscape Maintenance contractor park flower beds project - Install landscape edging (steel, aluminum, composite) between park sidewalks and the park flower beds to prevent 2023-installed river rock from spilling onto sidewalks: the HOA's landscape maintenance contractor has been requested to provide a proposal/estimate for this project.

New Business

- The Board approved the proposed HOA 2024 Budget and its 2024 assessment amount of \$900 per lot. The budget is available on the HOA website's Pages & Links tab, Financial Information section.
- The Board approved the Encino Branch Library as the location of the 2024 Annual General Member Meeting (AGMM). The preferred meeting date is January 30, 2024, with January 22 or 23 or February 5 or 6 as alternative dates, pending availability of the library conference room. Conference room reservations can be made no earlier than 8 weeks prior to a desired meeting date.
- USPS change to cluster box unit (CBU) repair & replacement now a responsibility of HOA. This recently announced change in USPS policy was identified by Gary Bushover, who stated that preliminary research shows a cost of about \$7,000 to replace a damaged-beyond-use CBU. The USPS previously repaired or replaced damaged CBU's, now a responsibility of the HOA as a result of the new USPS policy.

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 7:15pm.

For the Board of Directors:

Gary Bushover

Gary Bushover
Secretary

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