

Springs at Stone Oak Homeowners' Association

2024 Annual Member Meeting

February 6, 2024 – Encino Branch Library

Call to Order and Quorum:

The Annual General Member Meeting (AGMM) was called to order at 6:00 p.m. by 1st Vice President Eric Laucks. Hill Country management advised there were 16 homeowners present for the meeting, representing 13 residences, including 2 members of the Board of Directors. There were 18 homeowners who submitted ballots for the Board of Directors election (16 on-line, 2 absentee), allowing quorum to be achieved for Board election purposes. Hill Country Homeowners Association Management representatives included Jennifer Valdez, HOA Manager, Sean Wright, Assistant HOA Manager, and Sierra Valdez, Community Concierge Coordinator.

HOA Secretary Gary Bushover advised the Notice of the annual meeting was e-mailed and postal mailed on January 22, 2024 in accordance with the By-laws.

Board members present:

Eric Lauck
Gary Bushover

Election of Board Members:

Two homeowners were on the ballot for three open positions on the BOD: Anthony Stanchfield and Robert Hanssen. A third Springs resident on the original ballot was found to not be a Springs at Stone Oak homeowner, and thereby not qualified by HOA Bylaws to be elected or to serve on the Board of Directors. Hill Country managed the electronic ballot and voting process. Hill Country reports they received 16 electronic and 2 absentee ballots. Two homeowner names were written in on submitted ballots, husband and wife, but both in attendance at the meeting declined to accept one of them being elected to the Board (each received 1 vote, tying for the most votes for the 3rd Board position). The Board of Directors will appoint a volunteer homeowner to the Board to fill the vacancy that has a 2-year term of office ending at the 2026 AGMM.

FINANCIAL REVIEW: As of 12/31/2023, reserve funds total \$151,737; operational funds were \$45,985; and total current assets were \$197,737. There were 2 delinquent accounts and 0 on a payment plan: total amount \$944.

HILL COUNTRY HOMEOWNERS ASSOCIATION MANAGEMENT

11844 Bandera Road #466, Helotes, Texas 78023 800.998.6721

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Unfinished Business:

SARA/FEMA Floodplain Map Protest: Bob Dumais, the lead Springs homeowner protesting the proposed SARA/FEMA floodplain maps, was unavailable to attend the AGMM due to illness. Background information on the proposed floodplain maps and potential effect on Springs residences was provided, as well as 4 floodplain map pictures.

New Business:

- **HOA 2023 Projects (Completed)**
 - Installed new perennial plants in all 4 flower beds at the community park and replaced the pop-up sprinklers with drip irrigation in all of those flower beds, allowing multi-day watering during the 2023 drought.
 - Obtained 3 proposals from qualified contractors for the HOA common area paint project – paint bases of 6 stop sign/street sign pole bases and the park's 4-lamp pole, paint border of exit gate (neighborhood side) and exit gate support pole to eliminate primed but unpainted portions of the gate that were repaired following vehicle accidents, and paint 4 pairs of metal railings over the concrete drainage culverts at the park, Pearl Spring, and Crystal Spring cul-de-sac. Awaiting formal Board award of the project to one of the submitting contractors.
- **2024 Project Candidates (not presented in order of initiation or importance)**
 - Replace or repair pedestrian gate (November 2023 replace estimate = \$3,160)
 - Landscaping refresh: install flagstone in Stone Oak Parkway side of pedestrian gate area to widen entrance area at gate, install ground cover in same area with excessive shade (August 2022 estimate = \$3,892)
 - Replace marquee due to current marquee posing safety concerns when updating marquee notices. (replacement estimate = \$2,785 + installation)
- **Swing Set Survey:** AGMM attendees indicated a preference to replace both the toddler and adolescent swing sets that were removed in 2017 due to deterioration of the original park playset/swing sets. Options were to replace only the toddler set, replace only the adolescent set, replace both, or replace neither.

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- **2023 CCR & Bylaws Changes**
 - Status of proposed CCR amendment to authorize the Board of Directors to assess fines for CCR violations: after receiving from the management company's law firm two versions of a fining amendment to present to homeowners for vote (65% or 58 homeowners must approve), a further search of HOA documents shows the Springs homeowners earlier approved at the 2001 AGMM the authorization of the Board to assess fines and to attach the new Texas Property Owners Protection Act ("Wenonah Blevens Act") to the HOA Bylaws. However, two law firms specializing in HOA matters identified in 2017 that the approved fining authority and the referenced Texas act should have been added to the CCRs instead of the Bylaws, resulting in the Board not having the fining authority. A subsequent October 31, 2023 request to the current law firm for their legal opinion for Springs homeowners to vote to reattach the fining authority and referenced Act to the CCRs to legally authorize the fining authority, instead of seeking new approval for a fining authority early approved by over 70% of Springs homeowners has not yet been responded to by the law firm.
 - 3 HOA-related bills passed by 2023 Texas Legislature:
 - HB 886: Assessment Lien Filing – specifies new mail notification times
 - HB 1193: Anti-Discrimination Based on Section 8 Status – HOA may not prohibit a property owner from renting a residence to a person based on the person's method of payment
 - HB 614: Fines & Enforcement Policy – HOA must include general categories of restrictive covenants for which fines may be assessed, a schedule of fines for each category, and information concerning hearings to protest fines.
 - **HOA Committee/Contacts Vacancies**
 - HOA Website Manager
 - Stone Oak POA Neighborhood Committee Representative
 - **USPS Cluster Box Repair/Replacement:** Now a HOA responsibility. Vendor example - \$5,200 + installation for 26 mailboxes, 2 parcel locker cluster
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Homeowner Comments

- A homeowner requested the HOA consider republishing a Resident Directory. The last Directory was published in 2012.
- A homeowner expressed concern for trees in the common area that appear to be dead following recent freezing temperatures and drought in 2021, 2022, and 2023. A large tree on the Granite Spring island and a large tree on the Stone Oak Parkway side of the exit gate area were specific trees identified. The Board stated that the HOA landscaping maintenance contractor does not have an arborist on staff, and the Board can contact a contractor with an arborist to identify trees that may need removal.

Annual member meeting adjourned at 7:20 p.m.

Open Board Meeting – Election of HOA Officers: Due to only 1 Board member from the new 4-homeowner Board being present at the AGMM, the Open Board meeting required for electing the 2024 HOA Officers (and possibly appointing a 5th Board member) will require scheduling, required announcement, and conduct in the near future.

For the Board of Directors:

Gary Bushover

Gary Bushover
Secretary (2023)

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