



WELCOME

2015


Springs at Stone Oak HOA Annual General Member Meeting

If you haven't already signed in, please do so now

If you have one or more proxies, please also annotate those on the sign-in sheet so that those owners may be counted as attending

Not on the HOA e-mail list (62 owners are!)?? Sign-up sheet at sign-in table

Meeting Guidelines

- ✓ Like a movie theater, please silence your cell phone now 
- ✓ Be civil, don't interrupt or try to talk over another member who has the floor
- ✓ Please wait to be recognized before entering discussion
- ✓ Keep discussion brief and to the point
- ✓ Please keep discussion on current agenda topic – Owner Comments on agenda later
- ✓ Enjoy

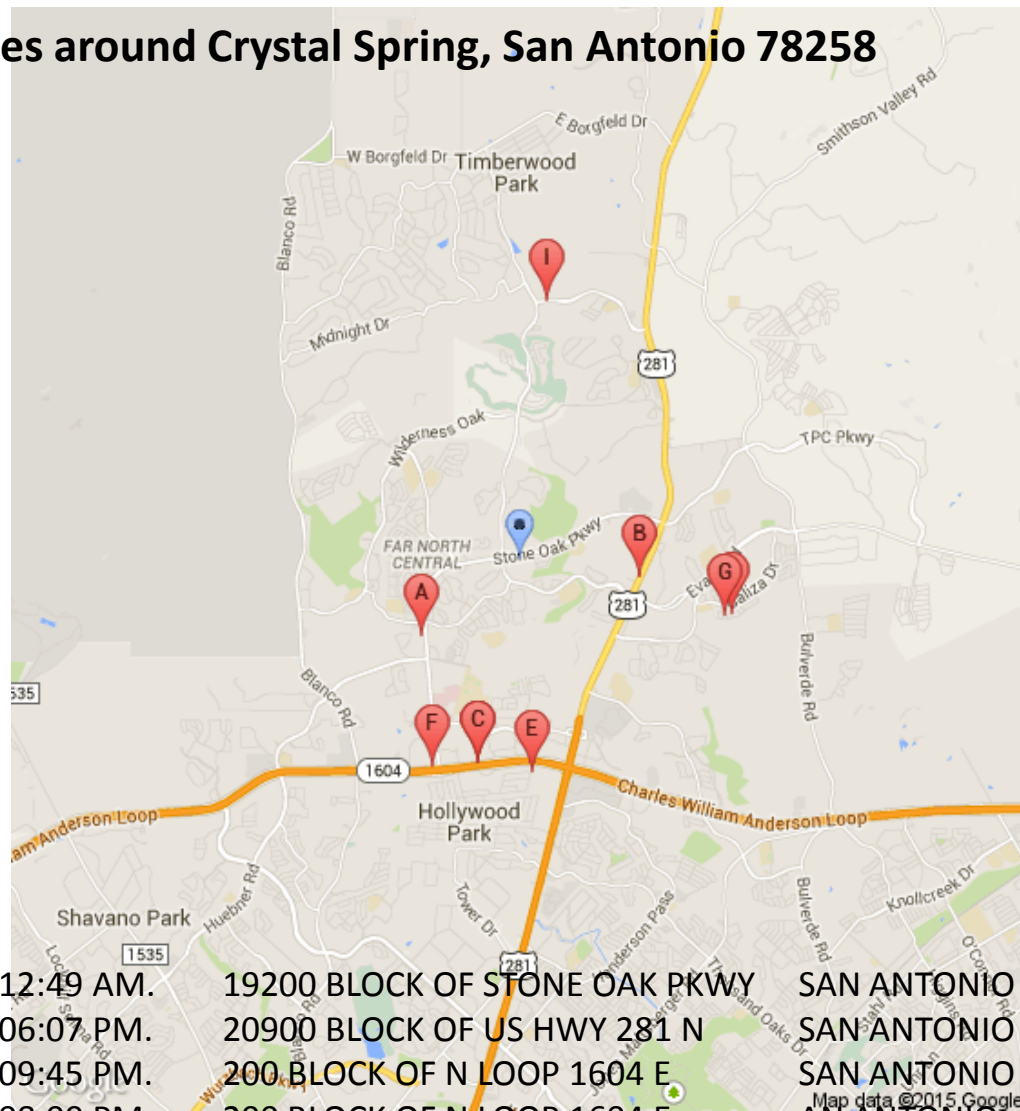
Agenda

I. Sign-in (6:00pm)

II. Call to Order (6:30pm)

- A. Determination of Quorum (≥ 18 in person or by proxy)
- B. Proof of Notice (Mailed January 9, 2015)
- C. Welcome & Introduction
- D. Approval of 2014 Annual Meeting Minutes
- E. Stone Oak SAPD SAFFE Officer overview: current crime trends in our area

3.00 Miles around Crystal Spring, San Antonio 78258



A	Assault	01/01/05. 12:49 AM.	19200 BLOCK OF STONE OAK PKWY	SAN ANTONIO
B	Theft	01/18/15. 06:07 PM.	20900 BLOCK OF US HWY 281 N	SAN ANTONIO
C	Assault	01/16/15. 09:45 PM.	200 BLOCK OF N LOOP 1604 E	SAN ANTONIO
D	Theft	01/20/15. 08:00 PM.	200 BLOCK OF N LOOP 1604 E	AN ANTONIO
E	Theft	01/19/15. 12:20 AM.	00 BLOCK OF TRAILCREST	SAN ANTONIO
F	Theft	01/20/15. 09:00 PM.	100 BLOCK OF N LOOP 1604 W	SAN ANTONIO
G	Burglary	01/19/15. 12:00 PM.	21100 BLOCK OF PACIFIC GROVE	SAN ANTONIO
H	Assault	01/19/15. 05:50 PM.	21100 BLOCK OF MARIN HILLS	SAN ANTONIO
I	Theft	01/22/15. 08:44 PM.	26100 BLOCK OF OVERLOOK PKWY	BEXAR COUNTY

Financial Review

- 2014 Financial Report (operational funds):
 - Began 2014 w/\$17,218, ended w/\$13,624
 - Reduced AT&T gate telephone cost from \$98 to \$52/month
 - Reduced common area irrigation system inspection cost from \$990/year to \$412/year by reducing inspections to 5/year vice 12/year
 - Contracted Quality Access Control for access gate bi-monthly preventive maintenance and repair services (\$845/year)
 - Federal Stormwater Fee increased from \$90/month to \$241/month starting September 2014 – added non-park common areas.

Financial Review (con't)

- Assessment (Dues) Delinquencies
 - 4 delinquencies as of January 26, 2015
 - 1 property in bank foreclosure \$1,171
 - 1 property nearing HOA foreclosure 1,547
 - 2 properties HOA delinquent 247
 - \$2,965
 - 1 property approved bankruptcy, HOA delinquency uncollectable (\$2,113)

Note: \$360 HOA assessments due January 1, 2015, will be late on January 31, 2015 and will incur HOA late fee (\$25), HOA delinquency interest (\$5), and AHC Payment Plan development fee (\$60) = \$90 on January 31; total owed 1/31/15 = \$450

Financial Review (con't)

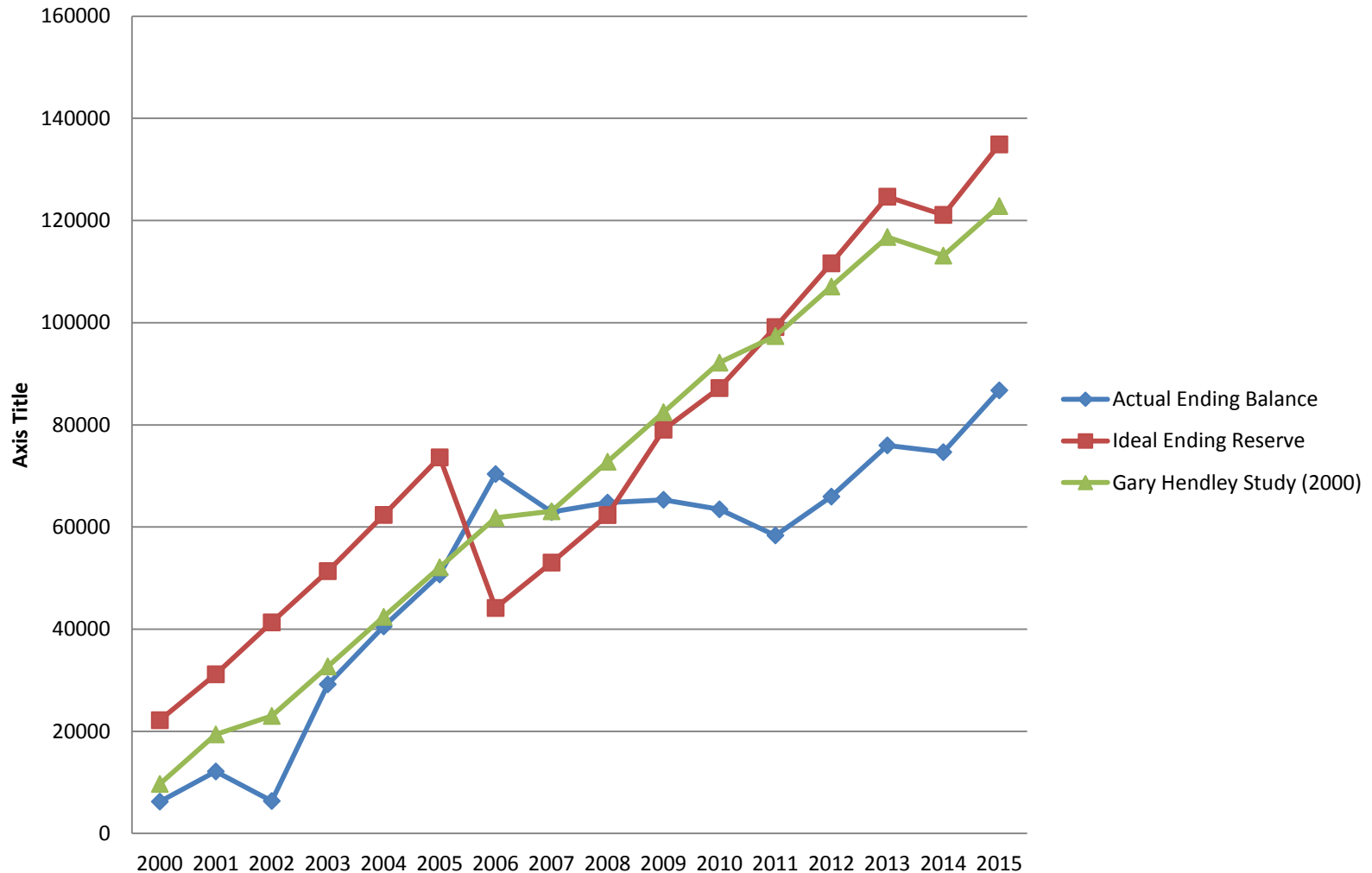
- Reserve Fund Status

- Began 2014 w/\$75,982, ended w/\$74,655
- \$12,000 contributed in 2014
- \$13,327 spent in 2014 on Reserve Study-supported common area replacement items
 - \$4,602: access gate telephone system/call box (2010 replace)
 - \$8,725: park split-rail fence (2014 replace)
- \$800 budgeted in 2015 for update of Reserve Study, last updated in 2007/2009
 - Use 1% investment interest rate vice current 5%
 - Include improvements since 2006 Update: Gate controllers x2 (2007), irrigation system controllers x2 (2007), removal of park water fountain (2010), street sealcoat (2010), access gate call box (2014), park fence (2014)
- Moving Reserve Funds in 2015 from uninsured USAA Money Market Fund (0.01% yield) to local credit union w/tiered NCUSIF-insured CDs (0.60% & 1.00% yields)

HOA Reserve Fund

YEAR	BEG BAL	DEPOSIT	INTEREST	WITHDRAW	END BAL	IDEAL RESERVE	% IDEAL
2001	6,236	5,800	536	0	12,136	31,159	39%
2002	12,136	0	308	-6,092	6,352	41,323	15%
2003	6,352	23,000	150	0	29,194	51,360	57%
2004	29,194	11,000	341	0	40,535	62,360	65%
2005	40,535	8,900	1,271	0	50,706	73,628	69%
2006	50,706	8,000	2,662	0	70,368	44,146	159%
2007	70,368	9,000	3,017	-8,433	62,926	53,030	119%
2008	62,926	0	1,849	0	64,775	62,330	104%
2009	64,775	0	554	0	65,329	79,054	83%
2010	65,329	17,150	132	-19,150	63,461	87,198	73%
2011	63,461	0	54	-4,494 ⁴	58,353	99,139	59%
2012	58,353	7,548	45	0	65,946	111,623	59%
2013	65,946	10,000	31	0	75,977	124,668	61%
2014	75,977	12,000	26	-13,349	74,654	121,109	62%
2015	74,654	12,000	100	0 planned	86,754	134,902	64%

Springs Reserve Fund Actual vs Ideal Ending Balances

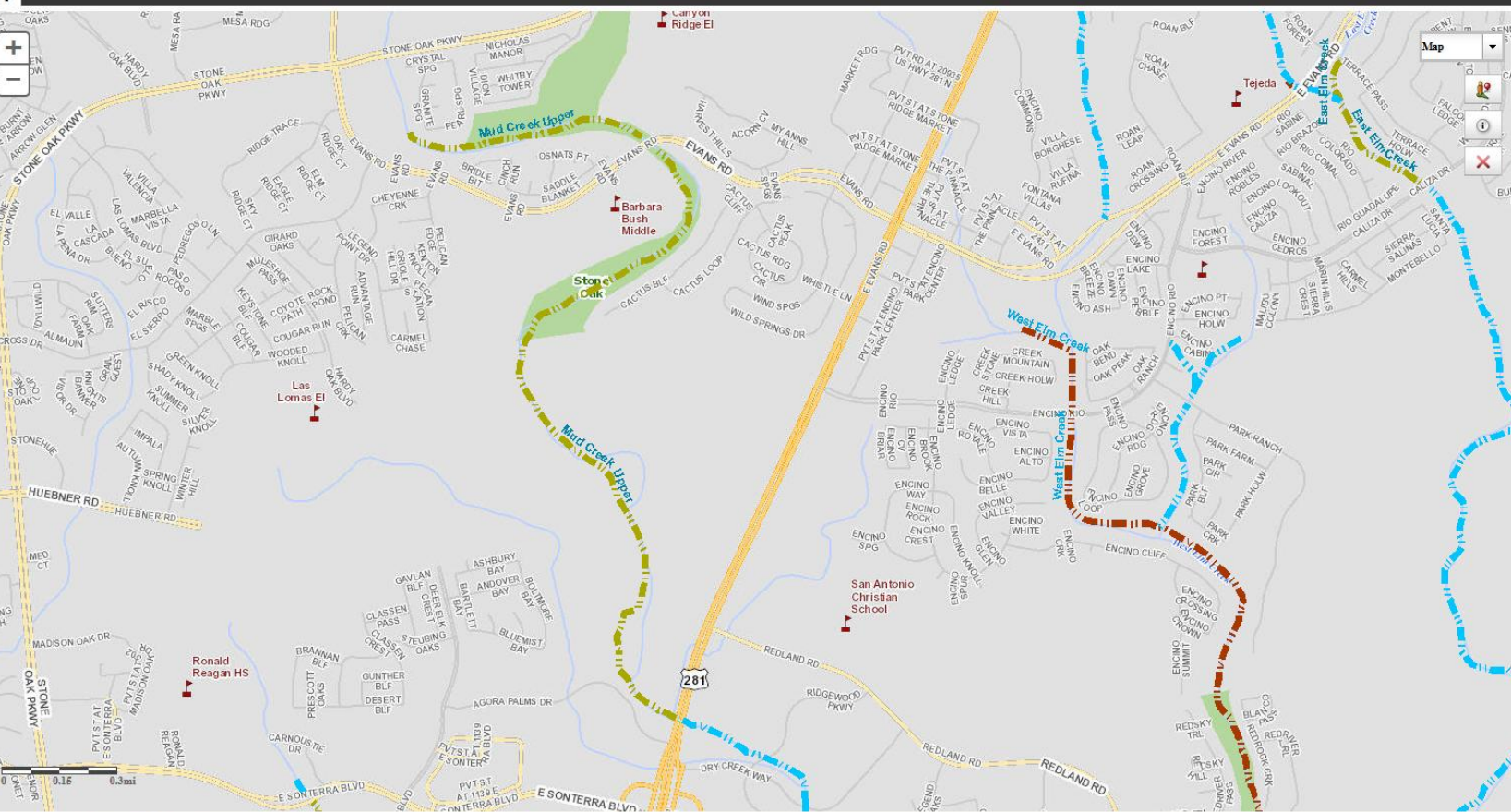


2015 Budget

- Retains \$720/year HOA assessment
- Allocates \$12,000 to Reserve Fund
- Updated to reflect increase in Federal Stormwater Fee
- Separate Utilities categories for 3 water meters (\$183/month) and Federal Stormwater Fees (now \$251/month)
- Increases common area irrigation by >\$1,000 over 2014 actuals (+36%)
- Adds application of mulch to common area flower beds
- Funds Reserve Study on-site update
- SAWS announced 10/31/14 water rates will not increase in 2015 for customers in areas formerly served by BexarMet
- CPS Energy announced 11/17/14 electricity rates will not increase until February 2018

IV. Unfinished Business

- Re-deed Mud Creek to City of San Antonio
 - City will not accept our portion of Mud Creek
 - Councilman Krier had our portion added to City's Rolling 5-year Infrastructure Management Program
 - Our portion of Mud Creek (+ Stone Oak Park) scheduled for debris removal in FY 2019; initial removal done 2014



Layers

IMP Projects:

Opacity: 100%

- ☒ FY 2014-2019 Street IMP
- ☒ Sidewalk IMP
- ☒ Drainage IMP
- ☒ Natural Creek
 - ☒ 2015 Natural Creek
 - ☒ 2016 Natural Creek
 - ☒ 2017 Natural Creek
 - ☒ 2018 Natural Creek
 - ☒ 2019 Natural Creek
- ☒ Improved Channel
- ☒ Boundary
 - ☐ Council Districts
 - ☐ Neighborhood

Search IMP

Locate


Tools

Print

Drainage Maintenance Program

Drainage maintenance ***addresses debris removal*** within our Natural Creeks ***and restores the shape of constructed channels to ensure proper water flow***. Criteria for projects to be placed on the list for drainage maintenance are dependent upon: imminent danger to private property and safety to citizens, impact to infrastructure, debris volume, number of citizen service requests, and density of development. This maintenance cycle may have minor adjustments when conditions of a specific facility may warrant being moved up on our maintenance schedule.

V. New Business

- 2014 changes to CCRs, Bylaws
 - Re-approved and recorded Board Resolution Standard Privacy Fence Stain Color, CCR Article VIII, Fences: *Chestnut Brown* 
Cabot Premium Wood Care Semi-transparent Stain
 - Added 2013 Texas Senate Bill 198, Protection of Drought-Resistant Landscaping to website's Pages & Links tabs. HOA-focused bill influences our CCR Article XIII, Landscaping ("*...may use drought-resistant landscaping or water-conserving natural turf....*")
 - Bylaws – *no changes*

V. New Business

- 2014 HOA-funded improvements/major repairs
 - Replaced access gate call box/telephone system (Reserve Funds - \$4,602, Reserve Study estimated \$2,562 replacement cost in 2010)
 - Replaced split-rail park fence (Reserve Funds - \$8,725, Reserve Study estimated \$7,464 replacement in 2014)
 - Access gate maintenance repairs: \$4,960 [*does not include new call box*] [\$1,000 budgeted]
 - Irrigation system repairs: \$2,428 [\$3,000 budgeted] (replace sprinkler heads, 3 valves, 2 water line breaks)

Doorking Access Gate Telephone System

The # *Key* Challenge!





HOA Committee/Contact Volunteer Opportunities

HOA's run on volunteer power – provide your spark to your neighborhood!

➤ Architectural Review Committee (ARC): the only HOA Committee specifically addressed in our CCRs, due to its importance in maintaining the architectural standards of our neighborhood. [*<10 hours/year*]

▪ Goal is 5 members, 3 current members

➤ Landscape Maintenance Liaison [*2-3 hours/month*]

➤ Social Event Coordinator/Holiday Decorator

➤ Stone Oak POA Neighborhood Committee Representative [*Meets 1x/month*]

Descriptions of each listed in the Contact List under our website's Our Info tab.

Should We Remain A Gated Community?

- **Not a formal, recorded vote** – seeking member guidance to expend time, effort, expense for study
- Why?
- If non-gated, no HOA assessments?
- Anticipated cost areas for study?
- Analysis (if study done) provided at 2016 AGMM

VI. Election of Two (2) Directors

- Election required as a result of expiration of 2-year term of office for 2 Directors
- If more than 2 candidates, each owner must vote and sign a physical ballot. If you have one or more proxies, also vote and sign each of those ballot(s)
- If ≤ 2 candidates, can elect by acclamation with no physical vote/signing required
- Absentee ballots provided in meeting notice are void

VII. Association Manager Comments

- Most common 2014 CCR violations resulting in notice to owner

VIII. Member Comments

IX. Adjourn – and THANKS for attending!