



WELCOME

2016


***Springs at Stone Oak HOA
Annual General Member Meeting
(AGMM)***

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 (67 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

- *Encino Branch library closes at 8:00pm – AGMM must adjourn no later than 7:45pm*

- ✓ Enjoy

Agenda

I. Sign-in (5:30pm)

II. Call to Order (6:00pm) *[Note: the library closes at 8:00pm – our meeting must adjourn NLT 7:45pm!]*

- A. Determination of Quorum (≥ 18 in person or by proxy)
- B. Proof of Notice (Mailed January 13, 2016)
- C. Welcome & Introductions
- D. Association Manager comments (Lysa Afflitto)
- E. Approval of 2015 Annual Meeting Minutes

III. Financial Review

- 2015 Financial Report (operational funds):
 - Began 2015 w/\$26,953, ended w/\$27,955
 - Transition to FirstService Residential from ProComm resulted in net decrease of \$40/month in management services fee (May 1)
 - Slight increases in Landscape Maintenance and Access Gate Preventative Maintenance contracts
 - Federal Stormwater Fee increased from \$89/month to \$241/month starting September 2014 – added non-park common areas. Late notification (Jan 2015) resulted in increase not included in original 2015 budget (but is in 2016 budget). New methodology & fee structure beginning 2016

Financial Review (con't)

- Assessment (Dues) Delinquencies
 - 3 delinquencies as of January 26, 2016
 - Total delinquent amount = \$3,895

Note: \$390 HOA assessments due January 1, 2016, will be late if not **received** before January 31, 2016 and will incur HOA 1st month late fee (\$25), HOA delinquency interest (\$5), FirstService Delinquency Notice fee (\$5) = +\$35 on January 31; ***total owed February 2016 = \$425***

Financial Review (con't)

- 2015 HOA-funded improvements/major repairs
 - Access gate maintenance repairs: \$3,175 [\$3,800 budgeted] (relocate primary electric power panel, add surge protection at call box & 2 controllers, replace gate wheels, replace gate rubber stabilizers, install rubber keyboard cover)
 - Irrigation system repairs: \$1,634 [\$2,500 budgeted] (replace/adjust sprinkler heads, 2 water line leaks, replaced 1 battery-powered irrigation system controller)
 - Added panel-level surge protection at front entrance (access gate system, irrigation system controller, monument lights) and park (irrigation system controller, pedestal light fixture)

Financial Review (con't)

- Reserve Fund Status

- Began 2015 w/\$76,003, ended w/\$88,062
- \$12,000 contributed in 2015
- \$0 spent in 2015 on Reserve Study-supported common area asset replacement
- Reserve Study updated in November 2015
 - Uses 1% investment interest rate vice 2000, 2006, 2009 Study's 5%
 - Included improvements since 2006 Update: Gate controllers x2 (2007), irrigation system controllers x2 (2007), removal of park water fountain (2010), street sealcoat (2010), new access gate call box (2014), new park fence (2014), 2 new battery-powered irrigation system controllers (2014, 2015), added marquee & 2 battery-powered irrigation system controllers to Study/Reserve Funds eligibility
- Moved Reserve Funds in 2015 from uninsured USAA Money Market Fund (0.01% yield) to insured CAB accounts: \$50,000 in 28-month Step-up CD (1.15% APR, \$1360 interest), remainder in cash account

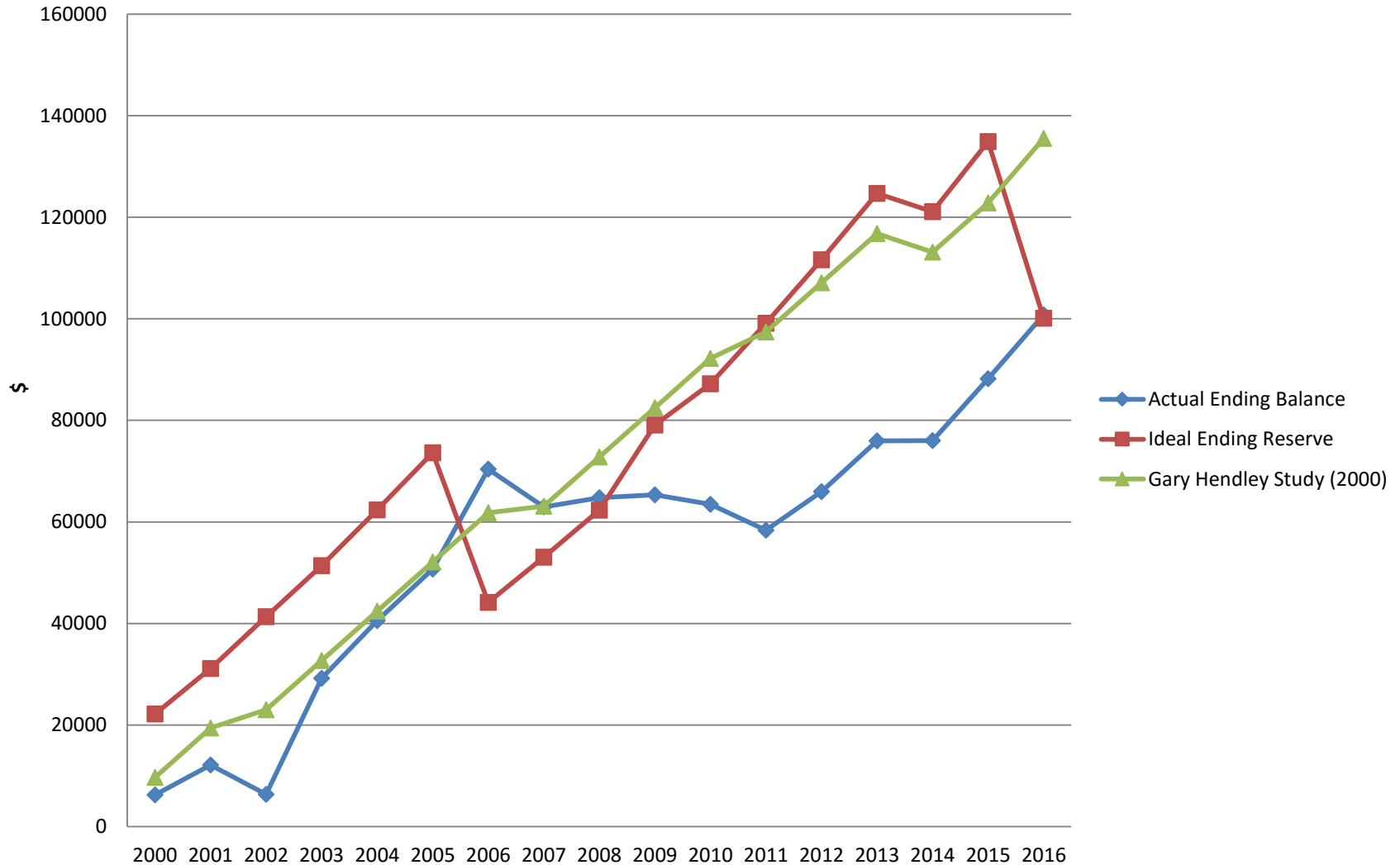
HOA Reserve Fund

YEAR	BEG BAL	DEPOSIT	INTEREST	WITHDRAW	END BAL	IDEAL RESERVE	% IDEAL
2001	6,236	5,800	536	0	12,136	31,159 ¹	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 ²	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 ³	83%
2010	65,329	17,150	132	-19,150	63,461	87,198	73%
2011	63,461	0	54	-4,494	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	13,329	26	-13,329	76,003	121,109	62%
2015	76,003	12,000	191	0	88,194	134,902	65%
2016	88,194	12,000	600	0 planned	100,794	100,101 ⁴	101%

¹ 2000 Reserve Study ² 2006 Reserve Study ³ 2009 Reserve Study ⁴ 2015 Reserve Study

Springs HOA Reserve Fund

Actual vs Ideal Ending Balances: The Hendley Solution



2016 Budget

- HOA assessment increases from \$720 to \$780
- Allocates \$12,000 to Reserve Fund
- Reflects 2015's \$151/month increase in Federal Stormwater Fee -> does not reflect \$32/month decrease in 2016
- Reflects 2016 contract increases:
 - \$75/month increase in Management Fee (effective May 1) [2016 = \$6,000]
 - \$28/month increase in landscape maintenance contract [2016 = \$11,430]
 - \$38/year increase in bi-monthly gate PM & services contract (effective May 1) [2016 = \$888]

2016 Budget (con't)

- Funds 2-3 front entrance/Granite Spring island landscape redesign proposals (\$1,500), refurbish [sand, prime, paint] access gates (\$2,000), common area tree pruning (\$2,000), revised CCR & Bylaw legal review & recording fees (\$1,000)
- CPS Energy announced 11/17/14 electricity rates will not increase until February 2018
- SAWS confirmed in 11/15/15 e-mail to HOA: water rates will not increase in 2016 for customers in areas formerly served by BexarMet (will in 2017, but HOA water meter charges will decrease from \$183/month to \$85/month)

IV. Unfinished Business

- No unfinished issues from 2015 AGMM

V. New Business

- 2015 HOA changes to CCRs, Bylaws: None

V. New Business (con't)

2015 State HOA Laws

- Added 7 new topics that require consideration and vote by Board members to be done in Open Board meeting only, i.e.:
 - adoption or amendments to governing documents,
 - approval of annual budget,
 - filling Board vacancy,
 - election of Board officertopics now total 15
- HOA not required to offer more than 1 method of absentee voting, but must allow by absentee ballot or proxy
- Nomination taken “from floor” for Board election does not invalidate absentee ballots

2015 State Laws (con't)

- Process & timelines for assessing fine for CCR violation modified
- Eliminated 18-month limit for delinquency payment plans, HOA not required to offer plan more than once a year
- Allows homeowners to own, operate, install & maintain permanently installed standby electric generator; provides specific requirements for installation & operation
- Restricts HOAs from requiring HOA pre-approval of rental tenants, tenant consumer credit report or lease application

Playground Analysis & Repair

- Initiated and sponsored by Mike Tijerina
- Contacted 4 playground equipment companies w/Certified Playground Safety Inspectors – 2 have inspected
- Inspect for safety + identify repair or replacement needed



CCR & Bylaws Update/Revision

- Committee comprised of 3 homeowners (Tom Ryan, chair; Dr. Mike Jennings; Jesse Ramon), formed March 2015
- Objective: update governing documents by removing irrelevant rules & text (i.e., “Declarant”/developers), modify existing rules as needed, add new rules as needed
- *Initial proposed revisions provided to Board for review in January – requires Open Board meeting for Board discussion & final selection of revisions to be presented to HOA attorney for legal review, then to homeowners for vote*
- Bylaws revisions require approval by majority of homeowners in a member meeting achieving quorum
- CCR revisions require approval by a *minimum of 58 homeowners*

HOA Committee/Contact Vacancies

In Search of Volunteers

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 (2 are Board members)
- Marquee Manager [*2-3 hours/month*]
- Website and E-mail List Manager [*3-6 hours/month*]
- Social Event Coordinator/Holiday Decorator
- Stone Oak POA Neighborhood Committee Representative [*Meets 1x/month*]
- ❑ *Landscape Redesign Committee [3 members – 2016 project]*

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

Member Polls

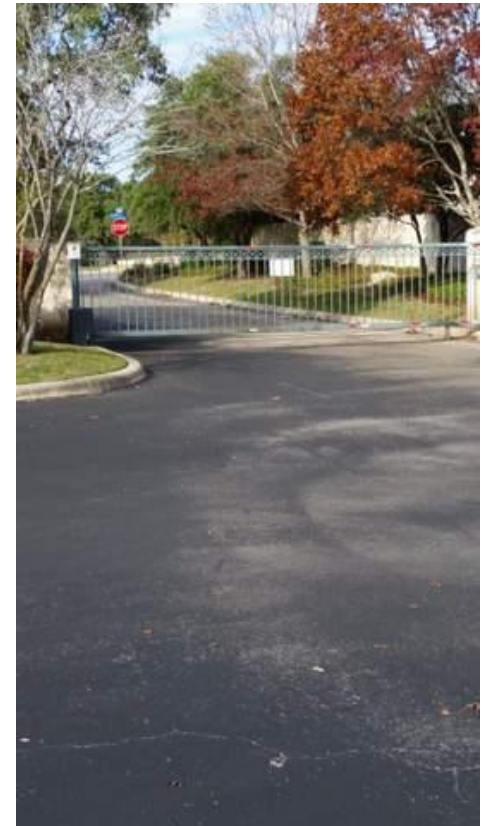
Not formal, recorded “votes” – seeking member guidance

Poll #1

The HOA should open the access gates each weekday morning (7am – 8:30am) and afternoon (3:30pm – 5pm) to accommodate scheduled Tejada Middle School and Johnson High School bus arrival times for school year 2015-16, and the departure and return of employed Springs residents.

Purposes:

- (1) avoid delay of student and employed residents departure/return due to gate malfunction
- (2) decrease wear and tear on gate operating system



Member Polls

Not formal, recorded “votes” – seeking member guidance

Poll #2

The 14 MPH/Children At Play traffic signs should be

- (a) Retained as is
- (b) Removed
- (c) Replaced with speed limit signs reflecting 20 MPH or the San Antonio standard for residential streets, 30 MPH



VI. Election of Three (3) Directors

- Election required due to expiration of 2-year term of office for 3 Directors
- If more than 3 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 ≤ 3 candidates, can elect by acclimation with no physical vote/signing required
- Can nominate from “floor”

Candidates

- Melanie Colton
- Crystal Willis Cortinas
- Jason Liu

VII. Owner Comments



VIII. Adjourn – and THANKS for attending!

Bexar CAD - Map of Property ID 661194 for Year 2015



2008 - 2015

80,333 sq ft

\$89.66/mo

2016

81,774 sq ft

1,055 impervious

\$55.77 base fee

.26 imp fee

\$56.03/mo

-\$33.63/month

-\$403.56/year

Property Details

Account

Property ID: 661194

Geo ID: 17601-001-0670

Type: Real

Legal Description: NCB 17601 BLK 1 LOT 67 (REC AREA - SPRNGS @ STN OK) "STONE OAK" ANNEXATION

Location

Situs Address: 21420 PEARL SPG SAN ANTONIO, TX 78258

Neighborhood: STONE OAK/THE SPRINGS

Mapsco: 483A6

Jurisdictions: 55, 10, 11, 21, CAD, 06, 09, 08

Owner

Owner Name: SPRINGS AT STONE OAK HOA

Mailing Address: , 1600 NE LOOP 410 STE 202, SAN ANTONIO, TX 78209-1613

Property

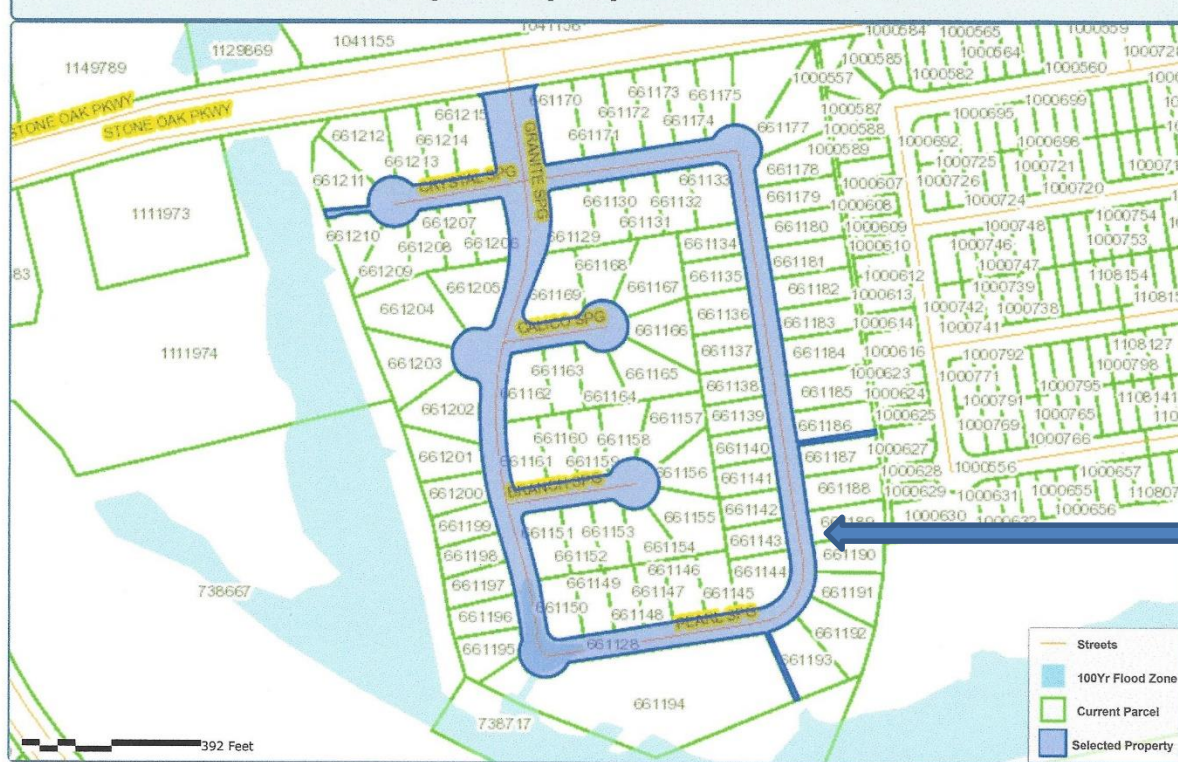
Appraised Value: \$200.00

<http://www.bcad.org/Map/View/Map/1/661194/2015>

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PropertyACCESS
www.trustautomation.com

Map Disclaimer: This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. The Bexar County Appraisal District expressly disclaims any and all liability in connection herewith.

Bexar CAD - Map of Property ID 661128 for Year 2015



2014 - 2015

216,916 sq ft

\$151.57/mo

2016

211,829 sq ft

157,123 impervious

\$55.77 base fee

97.42 imp fee

\$153.19/mo

+\$1.62/month

+\$19.44/year

Property Details

Account

Property ID: 661128
Geo ID: 17601-001-0010
Type: Real

Legal Description: NCB 17601 BLK 1 LOT 1 PRIVATE ST-COMMON LAND AREA "STONE OAK" ANNEXATION

Location

Situs Address: STONE OAK PKWY SAN ANTONIO, TX 78258
Neighborhood: STONE OAK/THE SPRINGS
Mapsc: 483A6
Jurisdictions: 55, 11, 10, 21, CAD, 06, 09, 08

Owner

Owner Name: SPRINGS AT STONE OAK HOA
Mailing Address: , 1600 NE LOOP 410 STE 202, SAN ANTONIO, TX 78209-1613

Property

Appraised Value: \$100.00

<http://www.bcad.org/Map/View/Map/1/661128/2015>

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Revise Bylaws Article 4.02: Number of Directors

Current (March 2012)

- There shall be five Directors. . . .

Original (1999-2011) & Proposed

- The number of Directors may be increased or decreased by majority vote of the Members but never below three (3). . . .

Why is the revision needed?

- ☐ If the number of Directors <3 due to resignation, illness, prolonged absence, or lack of sufficient candidates or volunteers for appointment, and the number of Board members = 5, the remaining 2 Board members cannot act in any form or fashion.
- ✓ Revision provides flexibility for HOA members to adjust number of Directors, if and when needed.

Bylaws Article 4.02

Proposed Revision

4.02 Number, Tenure, and Qualifications. *The number of Directors may be increased or decreased by majority vote of the Members at a Member Meeting achieving quorum, but never below three (3).* Each Director shall serve a term of two years. A Director shall be immediately removed from the Board when he is no longer an owner of a lot in The Springs at Stone Oak or when written, documented evidence is presented to the Board that the Director was convicted of a felony or crime involving moral turpitude not more than twenty years before the date the evidence is presented to the Board; once removed, the member is prohibited from future service on the Board.