



***Springs at Stone Oak HOA***  
***1st Quarter 2021***  
***Board of Directors Meeting***  
***March 24, 2021***

# Homeowners Topics

- This is the pre-Board meeting segment in which concerns, issues, or recommendations previously identified by HOA members are addressed by the Board or Manager.
- This is **not** a discussion period.
- Topics were to have been provided to the Board or Manager by Monday, March 22 to allow preliminary research on the topics.
- Topics that cannot be addressed during this segment will be addressed later via e-mail or on the HOA website.
- HOA members “attending” this meeting may submit questions or comments via the GoToMeeting chat function.

# Homeowner Topics

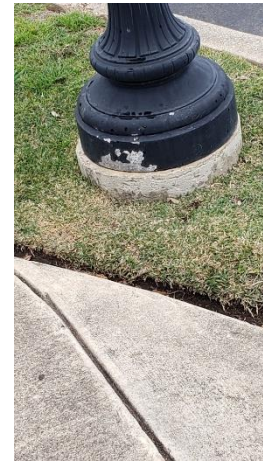
## Repaint Street Sign Bases (5)



Granite Spring



Calico Spring



Crystal Spring

# Homeowner Topics

## Disjointed Sidewalk Sections:



Granite Spring 1



Granite Spring 2



Pearl Spring

CCR Article IX: Driveways and Sidewalks: “...shall conform to City of San Antonio specifications and ordinances....”

San Antonio Codes of Ordinances Sec 29-11, Maintenance of sidewalks: “...shall be the duty of any property owner...to keep the sidewalks in a good and safe condition and free from any defects and hazards....”

**The sidewalks at the Springs park are the responsibility of the HOA; sidewalks on residential lots are the responsibility of the homeowner.**



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***Board of Directors Meeting***  
***March 24, 2021***

# Agenda

1. Call to Order, verify  $\geq 3$  Board members present (President)
2. Summary of Board actions taken without prior notice, including any actual or estimated expenditures (Secretary)
  - Approved the minutes of the November 18, 2020 Quarterly Board meeting (Dec 7, 2020)
  - Approved the proposal from the HOA gate maintenance contractor to repair/replace the telephone access system and its pedestal, damaged by a vehicle on December 17, 2020. (Dec 22, 2020, \$10,680; reimbursed by vehicle owner)
  - Approved the proposal from the HOA landscape/irrigation systems maintenance contractor to replace the battery-powered irrigation system controller that manages the 3 zones on the exit side of the front entrance, including the repair to the leaking valve where the controller is located. (Dec 23, 2020, \$428)
  - Approved the renewal of the annual access gate maintenance contract with the HOA contractor through February 2, 2022. (Jan 18, 2021, \$812)
  - Approved expenditure of HOA funds for a contractor to mark the location of a battery-powered controller and test its operation in an irrigation system zone along Stone Oak Parkway (Feb 11, \$125)

# Summary of Board Actions Taken (Con't)

- Approved replacement and installation of front entrance Rainbird irrigation system controller that had failed (Feb 11, \$541)
- Approved the reinvestment of CD 39, maturing 4/23/2021, for 24 months, current balance = \$25,538 (Mar 15)
- Approved the transfer of \$7,500 from operational funds account to the Reserve Funds account (1 of 2 in 2021) (Mar 15 )
- Approved proposal from HOA landscape maintenance contractor to install compost mulch and lawn dressing to common area flower beds and turf, replenish engineered wood fiber in playground area (Mar 19, \$8,530)
- Disapproved expenditure of funds to install crushed granite around/below park picnic table concrete pad edges to fill gaps between pad bottom and ground (Mar 19)

### 3. Review Financial Reports [President, Manager]

#### Current Assets

As of: 3/24/2021

– Reserve Fund CD 37 (matures 9/23/22)	\$25,615.14
– Reserve Fund CD 38 (matures 9/23/21)	25,775.26
– Reserve Fund CD 39 ( <b>matures 4/23/21</b> )	25,538.37
– Reserve Fund savings account	<u>33,182.73</u>
<b>Total Reserve Funds</b>	<b>\$110,111.50</b>
– Operational Funds (checking account)	<u>\$33,495.94</u>
<b>Total Current Assets</b>	<b>\$143,607.44</b>

#### Delinquent Accounts

7 Delinquencies, 0 Active Payment Plans	<b>\$3,559.85</b>
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### 3. Review Improvement Requests & Violation Reports [President, Manager]

#### **Improvement Requests since 11/18/2020**

- |                                |          |
|--------------------------------|----------|
| ○ Branch Spring – Trellis      | Approved |
| ○ Pearl Spring – Stain Fence   | Approved |
| ○ Granite Spring – Landscaping | Approved |
| ○ Crystal Spring – Landscaping | Approved |

#### **CCR Violations – Not Cured (Not Corrected)**

- |                              |        |
|------------------------------|--------|
| ○ Pearl Spring – Fence Stain | Closed |
|------------------------------|--------|

## 4. Unfinished Business [President]

- CCR Amendment: authority for Board of Directors to assess fines for CCR violations
- 2021 Project Candidates
- HOA Committee/Contacts Vacancies

## CCR Amendment: Fines

- Texas Wenonah Blevins Residential Property Owner Protection Act, effective January 1, 2002 provided specific procedures and timelines for HOA assessment of fines for CCR or Bylaws violations by homeowners
- HOA members approved in 2001 Article XI(B), Rules for Enforcing CCRs (Fine) and Adoption (attachment) of Wenonah Blevins Act *to Bylaws*, recorded 12/26/2007
- Texas Legislature amended Blevins Act in 2015 to add specifics for notices prior to enforcement actions prior to filing suit against an owner, charge an owner for property damage, or levy a fine for violation of CCRs or Bylaws. Amended verbiage added to Consolidated CCRs Article XXX, Enforcement.

## CCR Amendment: Fines (Con't)

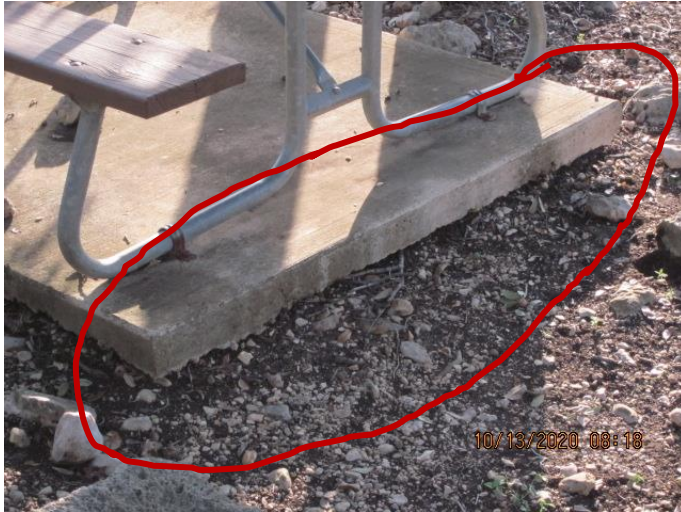
- HOA attorney identified in 2017 that Springs **CCRs** do not specifically authorize Board to assess monetary fines for violation of CCRs or Bylaws: *Board cannot assess fines*
- What's needed?
  - **CCR amendment**, approved by 67% of homeowners (minimum 58 of 86), specifically authorizing Board of Directors to assess fines to homeowners for CCR/Bylaws violations
  - Board of Directors initiates actions with attorney and management to present amendment to homeowners for approval

# HOA 2021 Project Candidates (alphabetical)

- Add/replace foundation soil beneath and around perimeter of 5 park picnic table concrete pads
- Front entrance low voltage wiring fix
- 3 SO Parkway irrigation system zones fix
- Ladder-friendly base below marquee
- Landscaping refresh. Identify sections to be refreshed/replaced over next 4-5 years. [Begin at park, then towards front entrance each succeeding year? Redesign w/drought resistant flora & drip irrigation in flower beds or convert some/all beds to turf and/or ground cover?]
- Obtain street analysis and paving cost estimate from certified asphalt paving company, including replacement of 9 drainage ditch bollard posts [total repaving anticipated in 2022-2027]
- Power wash park sidewalks and curb
- Repaint metal railings at park, Pearl Spring, and Crystal Spring drainage culverts; *street sign bases; fire hydrants*
- Replenish engineered wood fiber (“kiddie mulch”) in playground
- *Purchase and reinstall toddler and adolescent swing sets at park*
- *Replace 3 BBQ grills at park*

*Supported by Reserve funds*

# 2021 Project Candidates



Add/replace foundation soil beneath and around perimeter of 5 park picnic table concrete pads



Replenish engineered wood fiber (“kiddie mulch”) in playground

## 4. Unfinished Business [President]

- CCR Amendment: authority for Board of Directors to assess fines for CCR violations
- 2021 Project Candidates
- HOA Committee/Contacts Vacancies
  - Architectural Review Committee: 1 vacancy (4 of 5 filled)
  - Pet Waste Station Maintenance: 1 vacancy (2 of 3 filled)

## 5. New Business [President]

- Review of ideas/recommendations from landscape maintenance/design contractor for common area landscaping improvements/refresh
- Consideration for approval: sequence and initial phase of common area landscaping improvements



# Common Area Landscape Improvement Project

- Proposed Sequence:

- 2021: Park flower beds
- 2022: Granite Spring and marquee islands, inside exit & entrance
- 2023: Front entrance, including SO Parkway turf



East Flower Bed



Entrance Flower Bed



West Flower Bed

# Common Area Landscape Improvement Project

- Proposed Sequence:
  - 2021: Park flower beds
  - 2022: Granite Spring & marquee islands, inside exit & inside entrance
  - 2023: Front entrance, including SO Parkway turf



Granite Spring South End



Marquee Island



Inside Exit

# Common Area Landscape Improvement Project

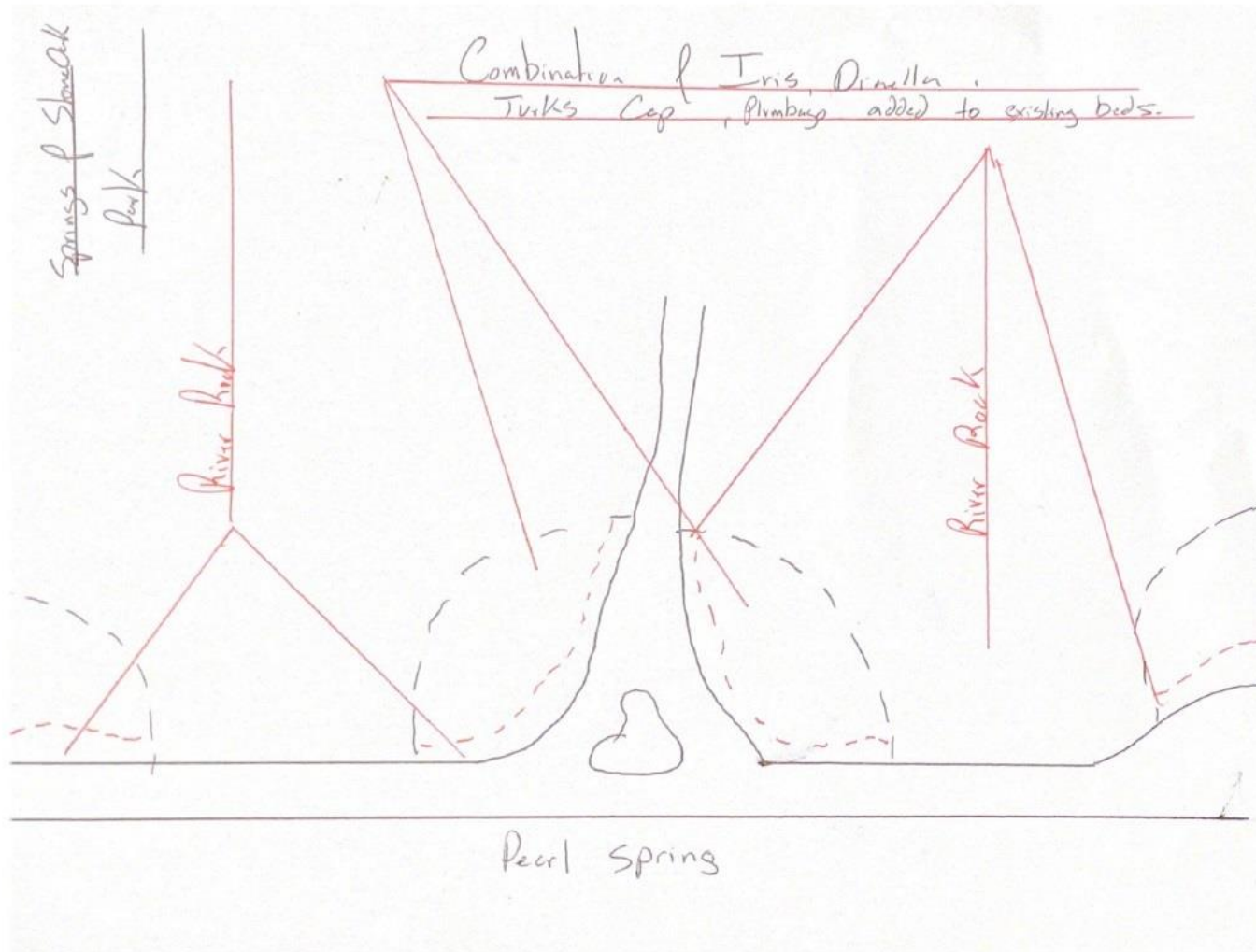
- Proposed Sequence:
  - 2021: Park flower beds
  - 2022: Granite Spring and marquee islands, inside exit & entrance
  - 2023: Front entrance, including SO Parkway turf





# Common Area Landscape Improvement Project 2021 - Proposed

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## 5. New Business [President]

- Review of ideas/recommendations from landscape maintenance/design contractor for common area landscaping improvements/refresh
- Consideration for approval: sequence and initial phase of common area landscaping improvements
  - Recommendations:
    - Approve landscaping improvement sequence:
      - 2021: park
      - 2022: Granite Spring and marquee islands + inside exit and entrance
      - 2023: front entrance
    - Approve park flower beds for 2021 landscape improvement phase

# Agenda

6. Association Manager comments
7. Executive Session (**Board members and Management only**)
  - o Status of delinquent accounts and violations (Manager)
  - o CCR violations
8. Adjournment

