



***Springs at Stone Oak HOA***  
***3rd Quarter 2021***  
***Board of Directors Meeting***  
***August 25, 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, August 23 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

- Are you able to discuss how our once nice neighborhood is looking shabbier and shabbier as the months go by. Can a reminder be sent to all residents to please make sure their yards are cut and individual trash cans are put away on the same day as the trash is picked up. I've seen trash cans left out in front of people's homes up to 3 days later after the trash has been picked up.

# Homeowner Topics

- ❖ Abnormal 2021 above average rain & low temperatures until July, now dry & hot factors?
- ❖ Solid waste/recycle cart issue occurs several times every year, infrequent repeats after 1st/“courtesy” violation notice sent
- ❖ Monthly neighborhood inspections by Management’s compliance inspector
- ❖ Homeowners can submit violations via on-line form on Management website, Requests tab – can be anonymous
- ❖ Violations must match CCR restrictions/conditions:
  - ❖ Article XII, Maintenance & XIII, Landscaping (landscaping)
  - ❖ Article XVI, Garbage & Refuse Disposal (carts)
- ✓ Reminders will be included in next 2021 HOA newsletter



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# 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)

- o Approved contract for power washing Springs park sidewalks, gazebo floor, picnic table concrete pads, playground play set, and front entrance monument. 3 proposals received. (June 23, \$780)

- o Approved May 26, 2021 Quarterly Board meeting minutes (June 29)

- o Submitted invoice for payment a previously coordinated not-to-exceed (\$\$) task to HOA electrical contractor for front entrance over-voltage issue fix (June 30, \$736)

- o Approved proposal from electrical contractor to replace front entrance monument floodlights with LED lights directly wired to front entrance breaker panel and dusk-to-dawn photoelectric cell, replace 3 GFCI outlets at the monument, and remove low voltage monument floodlights and their displaced wires on road between the jasmine and monument islands. (July 6, \$865)

- o Approved irrigation system repair to Granite Spring island zone with head leaks following completion of that zone's running, and to a zone valve that had a stuck solenoid. (July, \$250)

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

#### Current Assets

As of: 8/25/2021

– Reserve Fund CD 37 (matures 9/23/22)	\$25,652.42
– Reserve Fund CD 38 ( <b>matures 9/23/21</b> )	25,864.91
– Reserve Fund CD 39 (matures 4/23/22)	25,602.40
– Reserve Fund savings account	<u>33,185.20</u>
<b>Total Reserve Funds</b>	<b>\$110,304.93</b>
– Operational Funds (checking account)	<u>\$44,681.55</u>
<b>Total Current Assets</b>	<b>\$154,986.48</b>

#### Delinquent Accounts

13 Delinquencies, 0 Active Payment Plans **\$4,520.26**

### 3. Review Improvement Requests & Violation Reports [President, Manager]

#### **Improvement Requests since 5/26/2021**

- |                                            |          |
|--------------------------------------------|----------|
| ○ Crystal Spring – French Drain            | Approved |
| ○ Pearl Spring – Landscaping (Xeriscape)   | Approved |
| ○ Crystal Spring - Landscaping (Xeriscape) | Approved |

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

- |                                                        |      |
|--------------------------------------------------------|------|
| ○ Branch Spring: Architectural – Landscaping           | Open |
| ○ Calico Spring: Vehicle Parking – Trailer             | Open |
| ○ Crystal Spring: Rubbish & Debris – Trash Can Visible | Open |
| ○ Crystal Spring: Vehicle Parking – Camper             | Open |



## 4. Unfinished Business [President]

- 2021 HOA Project Candidates Status
- HOA Committee/Contacts Vacancies
- Front entrance over-voltage issue
- Revised Board Resolution: Assessment Late Charges

# HOA 2021 Project Candidates (alphabetical)

- Add/replace foundation soil beneath and around perimeter of 5 park picnic table concrete pads *deferred – initial solution not supported*
- Front entrance low voltage wiring fix *Solar lighting contractor demo provided May 14/15, new monument floodlights in August allowed removal of displaced low voltage wires between monument and jasmine islands; only 3 low voltage lights on entrance side turf working, remaining not working since early August due to suspected cut or damaged wiring*
- 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. *Proposal to begin at park disapproved; front entrance proposals provided by landscape designer May 11. Proposal for replacing flower bed sprinklers with drip irrigation at front entrance and park received in August, Considering to execute front entrance zone 1 irrigation conversion in 2021 and landscape improvement in fall 2021 or spring 2022*

# Front Entrance Area Landscape Improvement Project 2021 - Proposed



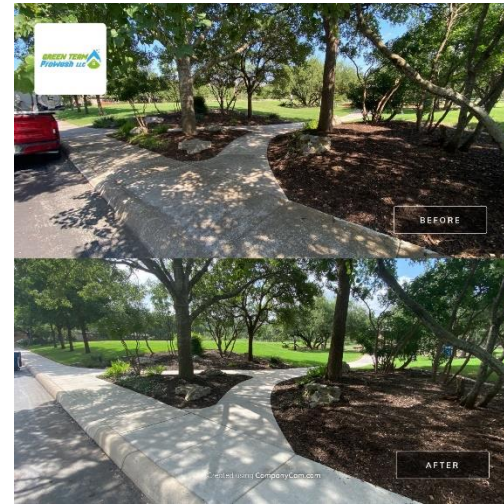
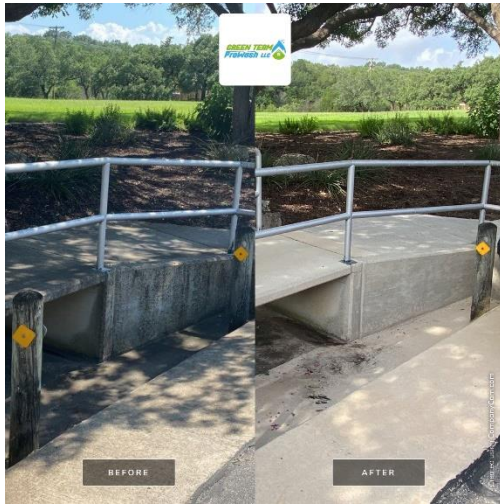
Project Zone 1

# HOA 2021 Project Candidates (alphabetical)

- 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]  
*Estimate received in August from 1 paving company for repaving 2022 or 2023.*  
*Meeting with 2<sup>nd</sup> contractor this week.*
- ~~Power wash park sidewalks and curb~~ *completed July 16*
- 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~~ *completed May 7*
- \*\*Purchase and reinstall toddler and adolescent swing sets at park
- \*\*Replace 3 BBQ grills at park *Board coordinator identified; grills to be cleaned, repainted*

*\*\*Supported by Reserve funds*

# Park, Monument Power wash – July 2021





## 4. Unfinished Business [President]

- 2021 HOA Project Candidates Status
- HOA Committee/Contacts Vacancies
  - Architectural Review Committee: *1 vacancy (4 of 5 filled): 2021 Texas Senate Bill 1588 prohibits current Board member, Board member spouse, or Board member house resident from serving on ARC*
  - Pet Waste Station Maintenance: *1 vacancy (2 of 3 filled)*
- Front entrance over-voltage issue
- Revised Board Resolution: Assessment Late Charges

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  - Pet Waste Station Maintenance: 1 vacancy (2 of 3 filled)
- Front entrance over-voltage issue: repairs completed June 15
- **Revised Board Resolution: Assessment Late Charges:** *Included in Collections Process amendment generated by 2021 Texas Legislature HOA-related law; revokes 2012 Reasonable Late Charges Board Resolution*



## 5. New Business [President]

- Consideration for Approval: Reinvest Reserve Fund CD 38, maturing 9/23/2021, for a period of 12 months
- Consideration for Approval: Transfer \$7,500 from HOA operating funds to HOA Reserve Fund savings account. (2 of 2 transfers in 2021)
- Consideration for Approval: CCR Amendments generated by 2021 Texas Legislature HOA-related laws

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#### Delinquent Accounts

13 Delinquencies, 0 Active Payment Plans **\$4,378.71**

# CCR & Bylaw Amendments/Policies

## Generated by 2021 Texas Legislature Laws

- Display of Religious Items (**eff 9/1/2021**)
  - Modifies residence front entrance-only, size-limited provisions of displays in 2011 and 2013 Legislature laws
  - New law permits items to be displayed or affixed on any part of homeowner lot
  - Defines restrictions on item subject and location
- Security Measures and Fences (**eff 9/1/2021**)
  - Permits installation of security measures (security cameras, motion detector, perimeter fence, etc.) without prior HOA/ARC approval
  - Placement restrictions included in policy
  - Perimeter fence provisions already provided in existing CCR Article VIII, Fences

# CCR & Bylaw Amendments/Policies

## Generated by 2021 Texas Legislature Laws

- Collections Policy (**eff 9/1/2021**)
  - Annual assessment payments due Jan 1 (50%) & July 1 (50%)
  - Late if not paid in full within 30 days of due date\*
  - 1-time late fee of \$25 on delinquent date (Jan 31, July 31)
  - Monthly late interest, 12% per annum, beginning from due date\*
  - Provides rules and required notifications for reporting delinquencies to credit reporting services
  - Identifies timelines for
    - “courtesy” and “demand payment” notices to homeowner,
    - turn over of account to 3<sup>rd</sup> party collection agency or attorney for collection
    - filing Notice of Lien
    - filing of lawsuit for collection of delinquency or for foreclosure

*\*requirement included in original CCRs*

# CCR & Bylaw Amendments/Policies

## Generated by 2021 Texas Legislature Laws

- **ARC Denial/Disapproval Hearing Procedures (eff 9/1/2021)**
  - Defines ARC member restrictions (no Board member, Board member spouse, Board member household resident)
  - Defines information provided by ARC to homeowner for improvement request denial
  - Defines timeline for submission of hearing request to HOA Manager by homeowner (within 30 days of receiving denial)
  - Describes conduct of hearing by Board of Directors
- **Covenant (CCR) Violation Hearing Procedures (eff 9/1/2021)**
  - Provides additional details and procedures for homeowner requesting a hearing by Board of Directors for notice of violation
  - Original violation hearing requirements specified in 2015 Texas Legislature law, included in Consolidated CCR Article XXX, Enforcement
  - Defines timeline for submission of hearing request to Board of Directors
  - Describes conduct of hearing by Board of Directors

# CCR & Bylaw Amendments/Policies

## Generated by 2021 Texas Legislature Laws

- Pandemic Exposure Policy ([eff 6/14/2021](#))
  - Generated by Legislature changes to Section 148.003 of the Texas Civil Practice and Remedies Code
  - Defines the criteria under which a person, including a member of the Board of Directors or employee of the HOA, could be held liable for the injury or death caused by exposing an individual to a pandemic disease during a pandemic emergency

# 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

