



Springs at Stone Oak HOA
4th Quarter 2021
Board of Directors Meeting
November 17, 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, November 15 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 Zoom chat function.

Homeowner Topics

- Use HOA e-mail list to announce resident deaths/services
- Front entrance lighting
- Pad(s) below marquee to support ladder
- Remove dead tree at park in tree line adjacent to Pearl Spring sidewalk
- Winter leaves on park sidewalk and Pearl Spring street
- Replace park globe lamp shades and top lamp light fixture





Springs at Stone Oak HOA
4th Quarter 2021
Board of Directors Meeting
November 17, 2021

Agenda

1. Call to Order, verify ≥ 3 Board members present (President)

2. Summary of Board actions taken without prior notice, including any actual or estimated expenditures (Secretary)

- o Provided 6 CCR amendments approved by the Board at the August 25, 2021 Board meeting to the Hill Country HOA Management attorney for notarization and filing/recording with the Bexar County Clerk's office. 5 were filed/recorded. (Aug 30, \$114 recording fee)

- o Contracted the Hill Country HOA Management attorney to develop and finalize 3 CCR amendments generated by the 2021 Texas Legislature's HOA-related bills, and to revise the previously approved Security Measures and Fencing Policy, Collections Policy and the Pandemic Exposure Policy to add needed standards. (Aug 30, \$750)

- o Approved the replacement of the exit gate's failed main circuit board, possibly damaged by a recent storm with lightning. Exit gate had ceased operating as a result of the failure. (Sept 7, \$800)

- o Approved the minutes of the August 25, 2021 quarterly Board meeting. (Sept 21)

Agenda

2. Summary of Board actions taken without prior notice, including any actual or estimated expenditures (Secretary)(con't)

- o Approved funds for contractor-provided, installed and maintained holiday decorations at front entrance. (Sept 27, \$1,350)

- o Requested the Hill Country HOA Management attorney review and provide a legal opinion on potential HOA liability concerning the documents Google requires from the Board of Directors in gated communities that would permit access to community streets for installation of Google fiber in the community. (Oct 22)

- o Approved the 2022 Annual General Member Meeting (AGMM) to be held on Wednesday, February 2, 2022, beginning at 6:00pm, on-line using the Zoom service. (Nov 5)

3. Review Financial Reports [President, Manager]

Current Assets

As of: 11/17/2021

– Reserve Fund CD 37 (matures 9/23/22)	\$25,749.34
– Reserve Fund CD 38 (matures 9/23/22)	26,098.85
– Reserve Fund CD 39 (matures 4/23/22)	25,672.23
– Reserve Fund savings account	40,699.12
Total Reserve Funds	\$118,219.54
– Operational Funds (checking account)	<u>\$32,130.54</u>
Total Current Assets	\$150,350.08

Delinquent Accounts

<u>8</u> Delinquencies, <u>0</u> Active Payment Plans	\$ 980.34
--	------------------

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

Improvement Requests since 8/25/2021

- | | |
|---|----------|
| ○ Pearl Spring: Landscaping | Approved |
| ○ Pearl Spring: Exterior Painting | Approved |
| ○ Crystal Spring: Landscaping (xeriscaping) | Approved |

CCR Violations – Not Cured (Not Corrected)

- | | |
|--|---------|
| ○ Branch Spring: General Yard Maintenance | On Hold |
| ○ Branch Spring: Landscaping | Open |
| ○ Calico Spring: Vehicle Parking, Trailer | Closed |
| ○ Crystal Spring: Landscaping | Closed |
| ○ Crystal Spring: Landscaping | Closed |
| ○ Crystal Spring: General Yard Maintenance | Closed |

4. Unfinished Business [President]

- 2021 HOA Project Candidates Status
- HOA Committee/Contacts Vacancies

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 *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 (drip) and landscape improvement in spring 2022*

Front Entrance Area

Landscape Improvement Project 2021 - Proposed



Exit Side

Project Zone 1



Entrance Side

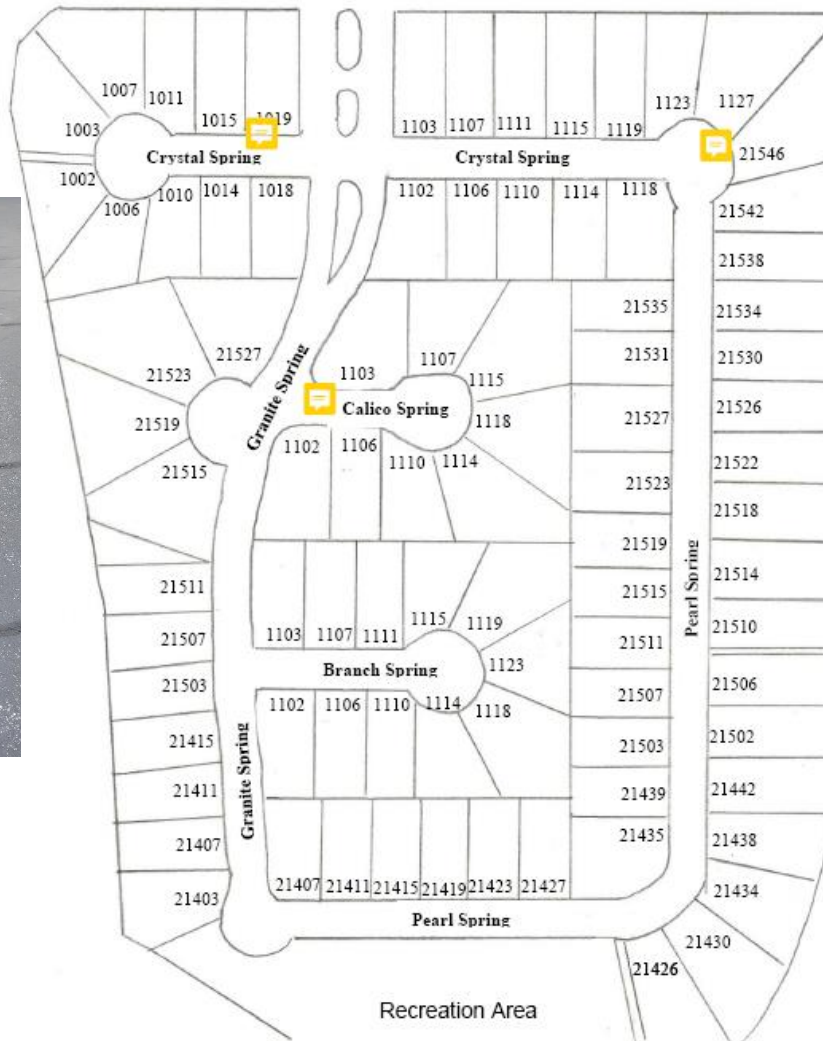
HOA 2021 Project Candidates (alphabetical)

- Obtain street analysis and paving cost estimate from certified asphalt paving company, including replacement of 9 drainage ditch bollard posts [****total repaving anticipated in 2022-27**] *4 paving companies contacted, 2 responded. Estimate received in August from 1 paving company for repaving 2022 or 2023; estimate from 2nd paving company received in September for incremental repair & repaving in 2027.*
- ~~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 install replacement toddler and adolescent swing sets at park** *Homeowner survey to obtain homeowner input on swing set replacement and type (toddler only, adolescent only, both)*
- ~~****Replace 3 BBQ grills at park**~~ *grills to be cleaned, repainted vice replaced* *completed Nov 7*

***Supported by Reserve funds*

The Springs at Stone Oak

Stone Oak Parkway



Playground Swing Sets



Toddler Swings



“Adolescent”/Adult Swings

Park BBQ Grills



September 2020



November 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: *1-3 vacancy (2 of 3-5 filled): Additional volunteers would allow 1/month task completion per volunteer*



5. New Business [President]

- Consideration for Approval: Front entrance Zone 1 landscape improvement and conversion to drip irrigation (front of entrance monument, entrance and exit corners adjacent to Stone Oak Parkway); \$4,650. Approval will allow project to be scheduled by C & K Lawn for Spring 2022 execution.
- Consideration for Approval: CCR & Bylaw Policy Amendments generated by 2021 Texas Legislature HOA-related laws:
 - Contract Bid Policy (new)
 - Golf Cart Policy (new)
 - Leasing Information Policy (new)
 - Security Measures and Fencing Policy (revision)
 - Collection Policy (revision)
- Consideration for Approval: HOA 2022 budget

CCR & Bylaw Amendments/Policies

Generated by 2021 Texas Legislature Laws

- Contract Bid Policy (**effective 9/1/2021**)
 - Requires specific Request for Proposal to minimum 3 contractors for any one-time or term contract exceeding \$50,000
- Golf Cart Policy (**effective 9/1/2021**)
 - Reflects changes to Texas Transportation Code concerning golf cart & neighborhood electric vehicles in residential subdivision
 - Golf carts/NEV operated by person with valid driver's license, on neighborhood streets only, stored out of public view, number of passengers can't exceed number of seats
- Leasing Information Policy (**effective 9/1/2021**)
 - Tenants must comply with terms of the CCRs
 - Owners of rental residences required to provide HOA Management information on each tenant above age of 18: name(s), mailing address(s), phone number(s), email address(s)
 - owner must provide the commencement date and term of the lease for all current and/or future leases.

CCR & Bylaw Amendments/Policies

Generated by 2021 Texas Legislature Laws

- Amended Security Measures and Fencing Policy (**effective 9/1/2021**)
 - Initial approval at Aug 25 2021 Board meeting did not include front yard security fencing
 - Adds front yard fencing standards: may not exceed four (4') feet in height, black and constructed of welded vertical open rail wrought iron affixed permanently in concrete.
 - Remainder of initial Policy retained as earlier approved (security cameras, doorbell cameras, motion detectors, lighting, window/door security, entry-way enclosure, perimeter fence)
- Amended Collections Policy (**effective 9/1/2021**)
 - Initial approval at Aug 25 2021 Board meeting did not list specific order of priority for applying payment to delinquent account not in default of a payment plan
 - Initial approval at Aug 25 2021 Board meeting did not list specific order of priority for applying payment to delinquent account in default of a payment plan

5. New Business – HOA Budget

- ✓ No increases for HOA Management services contract, landscape/irrigation maintenance contract, access gate preventative maintenance contract, website hosting service, SAWS water
- ✓ Supports in 2022:
 - Historical/anticipated common area maintenance costs
 - Front entrance landscaping improvement (zone 1)
 - Front entrance low voltage lighting repair/replacement
 - Common area turf core aeration, mulch, lawn dressing
 - ½” water irrigation on all common area irrigated areas each week (Apr-Oct)
 - 10%-12% CPS Energy increase
 - Increment #1 of street repair, depending on proposal acceptance
 - \$20,000 for Reserve Fund: \$8,000 for street repair + \$12,000 transfer
- ✓ Retains \$900/lot assessment for 2022

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

