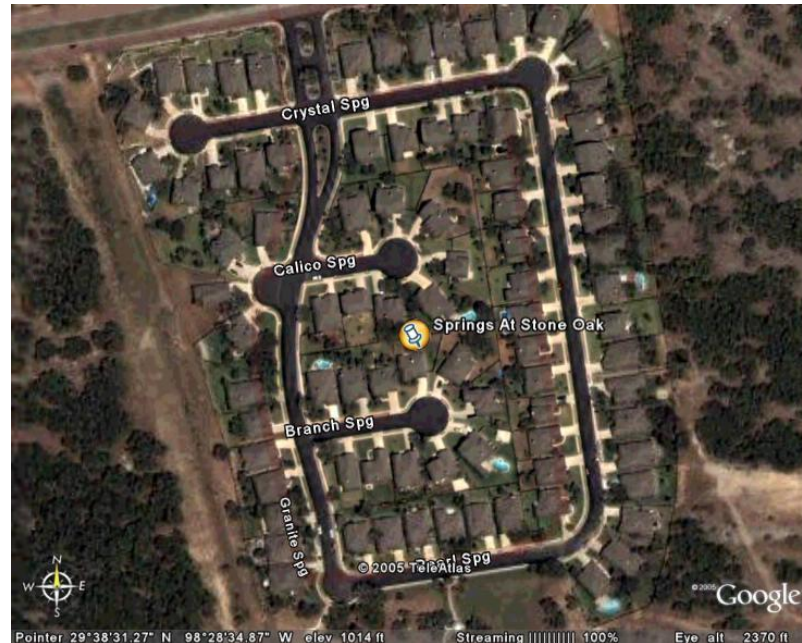


# Welcome to the Springs at Stone Oak HOA 2022 Annual Member Meeting



The meeting will be begin at 6:00pm

# Agenda

- Call to Order (6:00pm)
  - Determination of Quorum ( $\geq 18$  in person or by ballot)
  - Proof of Notice (*Mailed & e-mailed January 19, 2022*)
  - Association Manager comments (Jennifer Valdez)
  - Board of Directors Election Results (3 vacancies)
  - 2021 Financial Review & 2022 Budget
  - 2021 CCR & Bylaw Amendments
  - 2021 HOA Projects
  - HOA Committee/Contact Vacancies
  - Homeowner Comments
  - Adjourn
- 
- Open Board of Directors Meeting (Officer Elections by Board)

# **Hill Country Association Management**

- ✓ Manager Comments (Jennifer Valdez)
- ✓ Results of Board of Directors Election

# Financial Review

## Current Assets

As of: 12/31/2021

– Reserve Fund CD 37 (matures 9/23/22)	\$25,807.17
– Reserve Fund CD 38 (matures 9/23/22)	26,131.40
– Reserve Fund CD 39 (matures 4/23/23)	25,686.40
– Reserve Fund savings account	<u>40,713.28</u>

<b>Total Reserve Funds</b>	<b>\$118,338.25</b>
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– Operational Funds (checking account)	<u>\$32,481.59</u>
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<b>Total Current Assets</b>	<b>\$150,819.84</b>
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## Delinquent Accounts

1 Delinquency, 0 Payment Plan	<b>\$472.50</b>
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# Financial Review

- 2021 Expenditures:
  - Total 2021 expenses = \$64,949
  - Renewed annual contracts for
    - Access gate maintenance (Quality Access Control) (\$812)
    - Landscape/irrigation system maintenance (C&K Lawn) (\$16,757)
    - HOA management (Hill Country) (\$6,000)
    - Insurance (4 policies) (\$4,445)
  - Utilities
    - Electricity (\$4,048) [streetlights = \$3,490, flat rate]
    - Irrigation water (\$3,599)
    - Gate telephone (\$716)
  - Reserve Funds: Added \$15,000

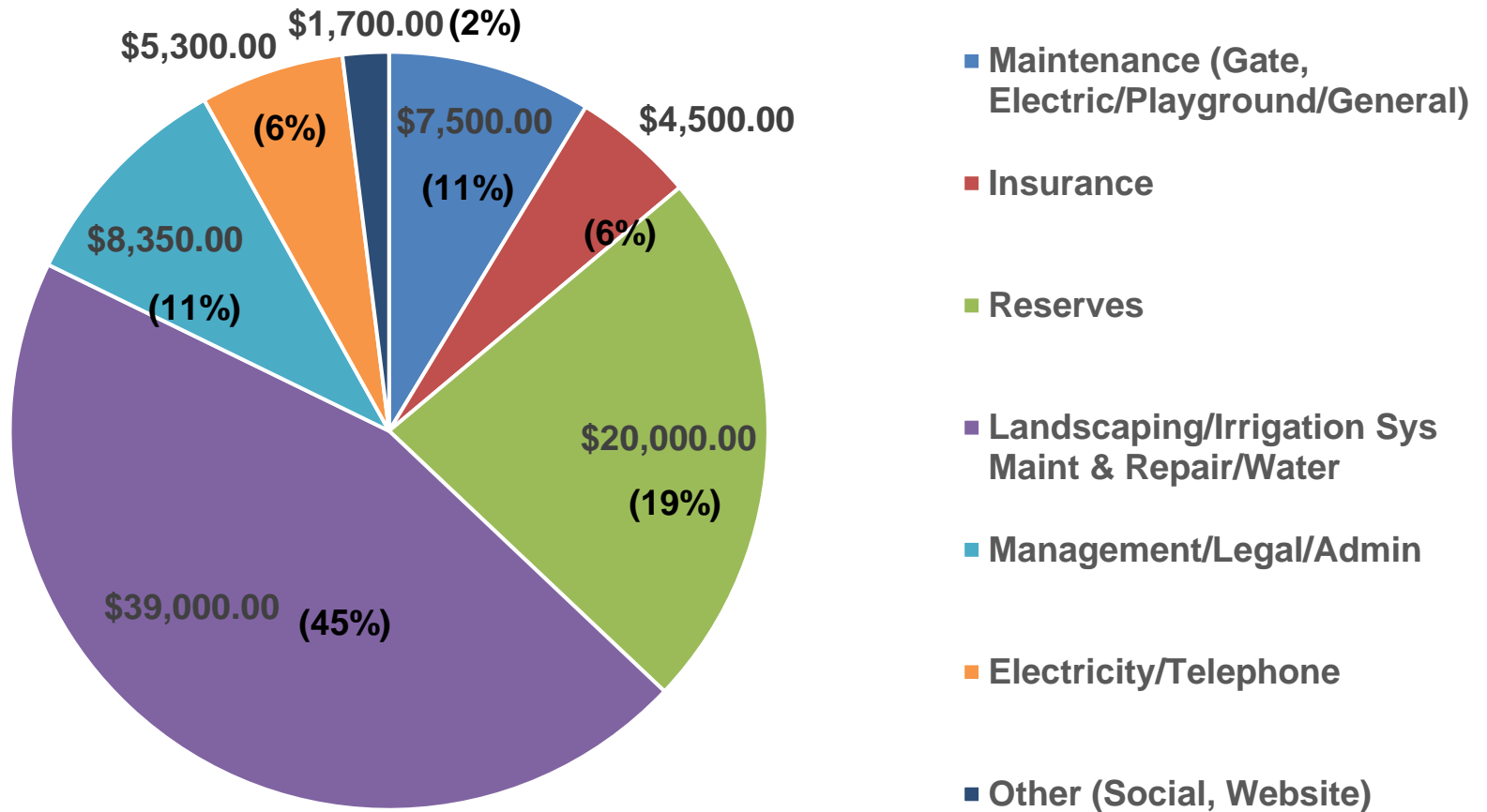
# Financial Review

- 2021 Expenditures (con't):
  - Common area turf aeration + compost and mulch application, replenish playground kiddie mulch (\$8,530)
  - Irrigation system repairs (\$1,143)
  - Attorney/legal fees (\$1,595)
  - Electrical repairs – front entrance (\$1,266)
  - Pressure washing (park sidewalks, curbs, & concrete pads; entrance monument; gazebo floor; playset) (\$776)
  - Front entrance holiday decoration installation, maintenance, removal (\$1,550)

# Financial Review: 2022 Budget

- HOA assessment remains \$900
- 2022 annual contract costs (HOA management, landscape maintenance, access gate inspections) remain same as 2021
- No 2022 SAWS rate increase, anticipate 3.5% CPS Energy increase in March 2022
- Allocates:
  - \$20,000 to Reserve Fund (includes \$8,000 for possible phase 1 street repair)
  - \$9,000 for landscape refresh project
  - \$4,500 for common area landscape aeration, mulch, compost

# 2022 Budget Allocation



**Total Expenses = \$86,350**



# 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

- **Security Measures and Fencing Policy (effective 9/1/2021)**
  - Doorbell cameras, security cameras, motion detectors (i.e., Ring, Nest, etc.) and lighting may be affixed to the residence without the prior approval of the ARC
  - Provides color and composition standards for window/door security (burglar bars, security doors, etc.) and front entrance way enclosures. *Requires prior approval of ARC.*
  - Provides front yard security fencing standards: may not exceed four (4') feet in height, black and constructed of welded vertical open rail wrought iron affixed permanently in concrete. *Requires prior approval by ARC.*
- **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

# 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
- **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

# CCR & Bylaw Amendments/Policies

## Generated by 2021 Texas Legislature Laws

- **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.

## HOA 2021 Projects (alphabetical)

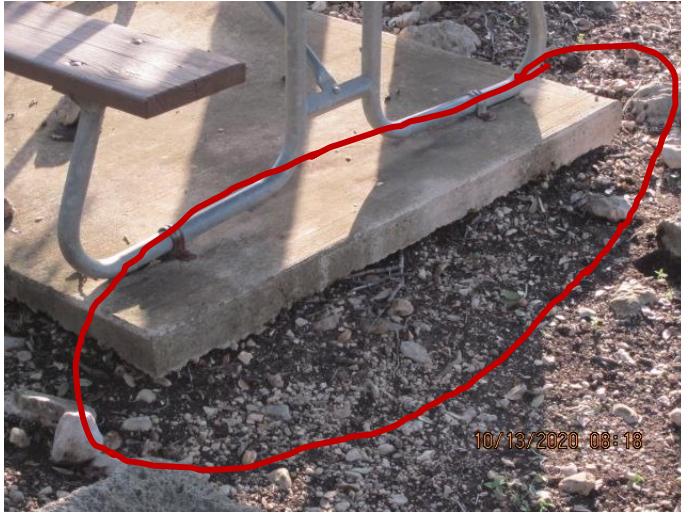
- Add/replace foundation soil beneath and around perimeter of 5 park picnic table concrete pads *deferred - initial solution not supported*
- Front entrance low voltage wiring fix *new monument floodlights in August allowed removal of displaced low voltage wires between monument and jasmine islands; only 3 low voltage lights on entrance side turf working, remaining not working since early August due to suspected cut or damaged wiring. Project coordinator exploring options for repair or replace.*
- 3 SO Parkway irrigation system zones fix *funding approved for irrigation system maintenance contractor electronic tracing to locate damaged wiring and valves so that repair costs can be determined*
- Ladder-friendly base below marquee *project coordinator exploring options*
- Landscaping refresh. Identify sections to be refreshed/replaced over next 4-5 years. *Proposals received from landscape designer for park and front entrance improvements. Board approved front entrance Zone 1 for execution in Spring 2022, including conversion of zone areas to drip irrigation.*

## HOA 2021 Projects (con't)

- 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 2<sup>nd</sup> 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 **no project coordinator**
- ~~Replenish engineered wood fiber (“kiddie mulch”) in playground~~ **completed May 7**
- **\*\*Purchase and install replacement toddler and adolescent swing sets at park** **project coordinator obtaining cost estimates**
- **\*\*Replace 3 BBQ grills at park** **completed Nov 7**

**\*\*Supported by Reserve funds**

## 2021 Projects



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



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



# Front Entrance Low Voltage Light Wiring

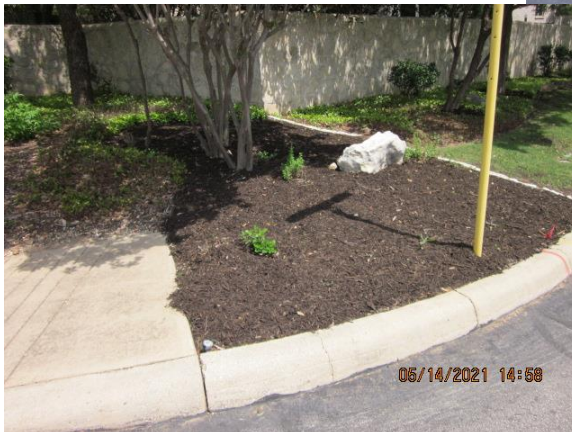


Entrance low voltage wiring:  
*Unsecured along entrance &  
exit gate tracks*



Entrance interisland low voltage  
Wiring *[removed]*

# Landscaping Refresh Front Entrance Zone 1



Exit Side

- o front of monument island + entrance & exit corners
- o 60+ perennials
- o convert to drip irrigation
- o \$4,650



Entrance Side

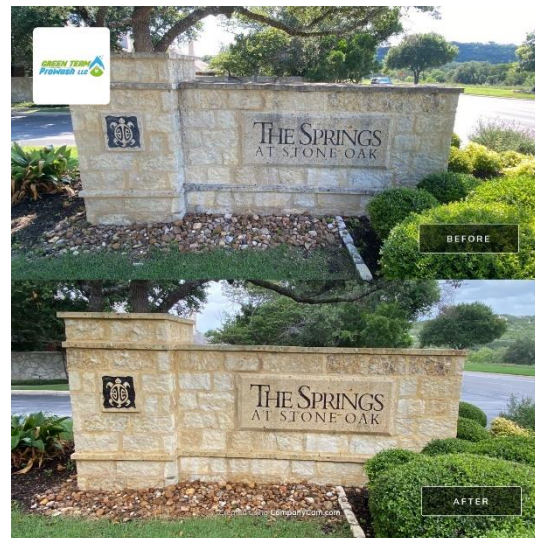
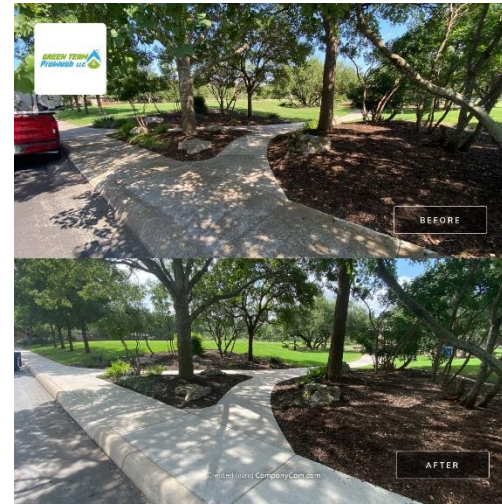
# Street Analysis & Paving Cost Estimate



- 4 BBB A+ paving companies contacted
- 2 companies responded
- Company #1
  - Repairs & repaving in 2022 or 2023
  - \$323,200
- Company #2
  - Repair 4 compromised areas (2022, 2023, 2025, 2026) (\$26,330)
    - Calico Spg/Granite Spg #1 (\$8,700)
  - Crack seal all streets (2024) (\$7,700)
  - Repave in 2027 (\$160,330)
  - Total = \$194,400 (2021 \$\$)
- *Reserve Study estimates \$149,460 (2027)*



# Park, Monument Power wash – July 2021



# 2021 Projects

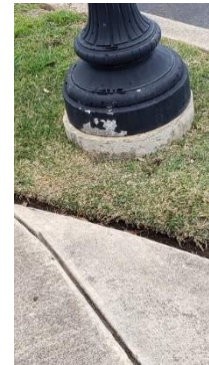
Repaint Street Sign Bases (5), Park Railings, Fire Hydrants



Granite Spring



Calico Spring



Crystal Spring



**Awaiting Project Coordinator**

# Playground Swing Sets



Original Toddler Swings



Original “Adolescent”/Adult Swings



# Park BBQ Grills



September 2020



November 2021



## Other 2021 Actions

- ✓ Upgraded entrance gate telephone system to cellular radio from AT&T landline. Conversion saves HOA \$25-\$50/month vs previous years.
- ✓ Submitted Google Fiber Private Road Interest Form to Google in November. Form is required by Google from gated communities to allow Google access to the neighborhood's private streets for fiber cable installation. HOA attorney reviewed & ok'd submission. *No response from Google to date.*
- ✓ Requested and received demo of solar lighting fixtures for potential use in park, playground, cluster mailboxes, front entrance, street lights
- ✓ Replaced low voltage monument floodlights with LED floodlights directly wired to front entrance breaker panel and dusk-to-dawn photoelectric cell, allowing removal of damaged low voltage wiring between monument & jasmine islands



# HOA Committee/Contact Vacancies

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

- Architectural Review Authority (ARC): the only HOA Committee specifically addressed in our CCRs, due to its importance in maintaining the architectural standards/home values of our neighborhood. *[1-2 hours/month]*
  - Goal is **5** members, **4** current members
  - 2021 Legislature bill prohibits current Board member, their spouse, or house resident from serving on ARC. Bill also changed “Architectural Review Committee” to “Architectural Review Authority.”
- Community park pet waste station maintainer: 1-3 additional residents needed to assist in emptying & replenishing waste container liners and waste bags. 2 residents currently performing tasks. *[1 hour/month]*

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

# Homeowner Comments



➤ *Please keep your comment(s) to no more than 3 minutes*

You can also submit comments to the Board at anytime at e-mail  
[thespringshoa@att.net](mailto:thespringshoa@att.net)

Adjourn

*and THANKS for attending!*

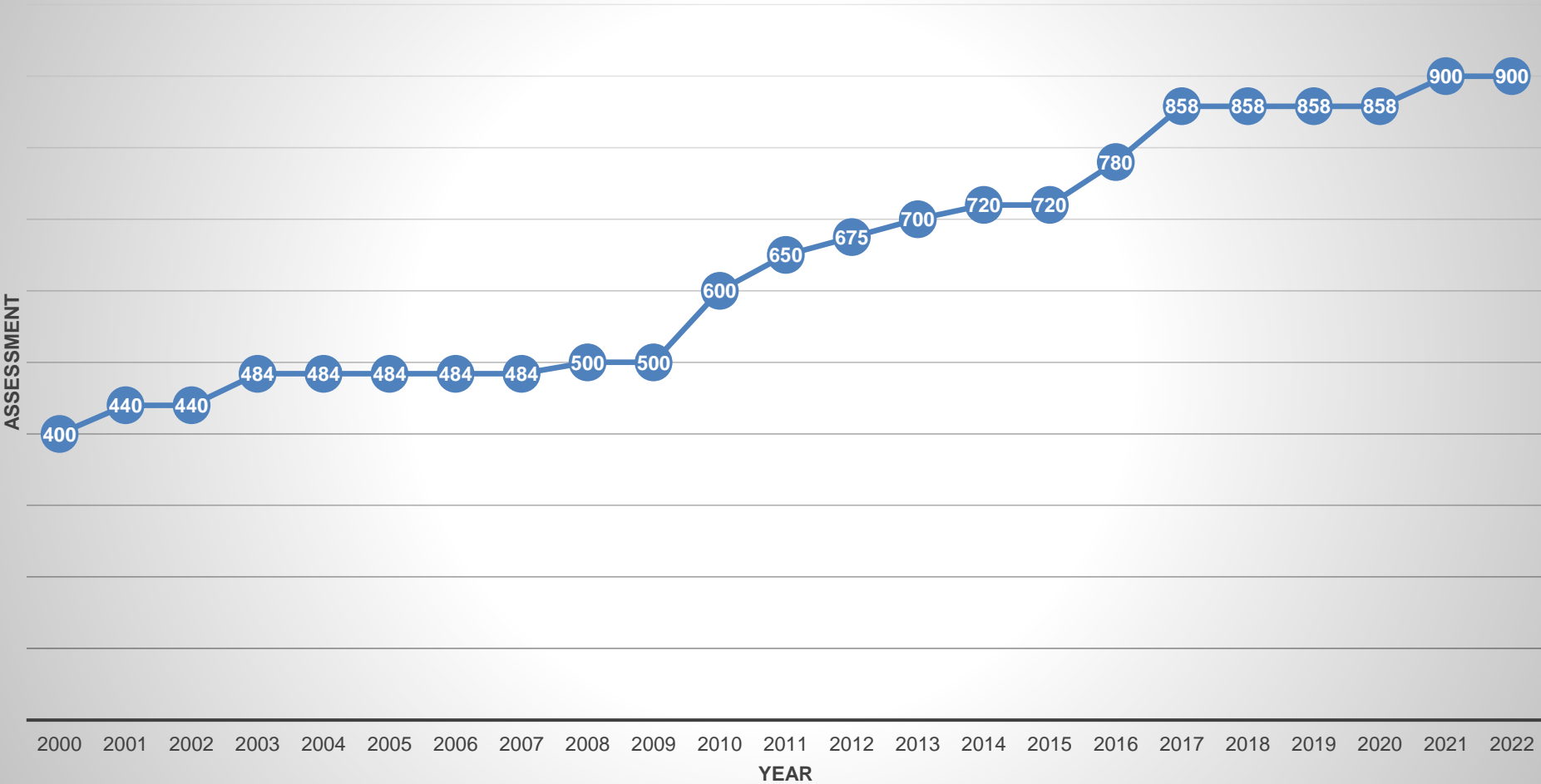
# **Open Board of Directors Meeting**

- Agenda
  - Call to Order (Manager)
  - Election of HOA Officers
  - Adjournment

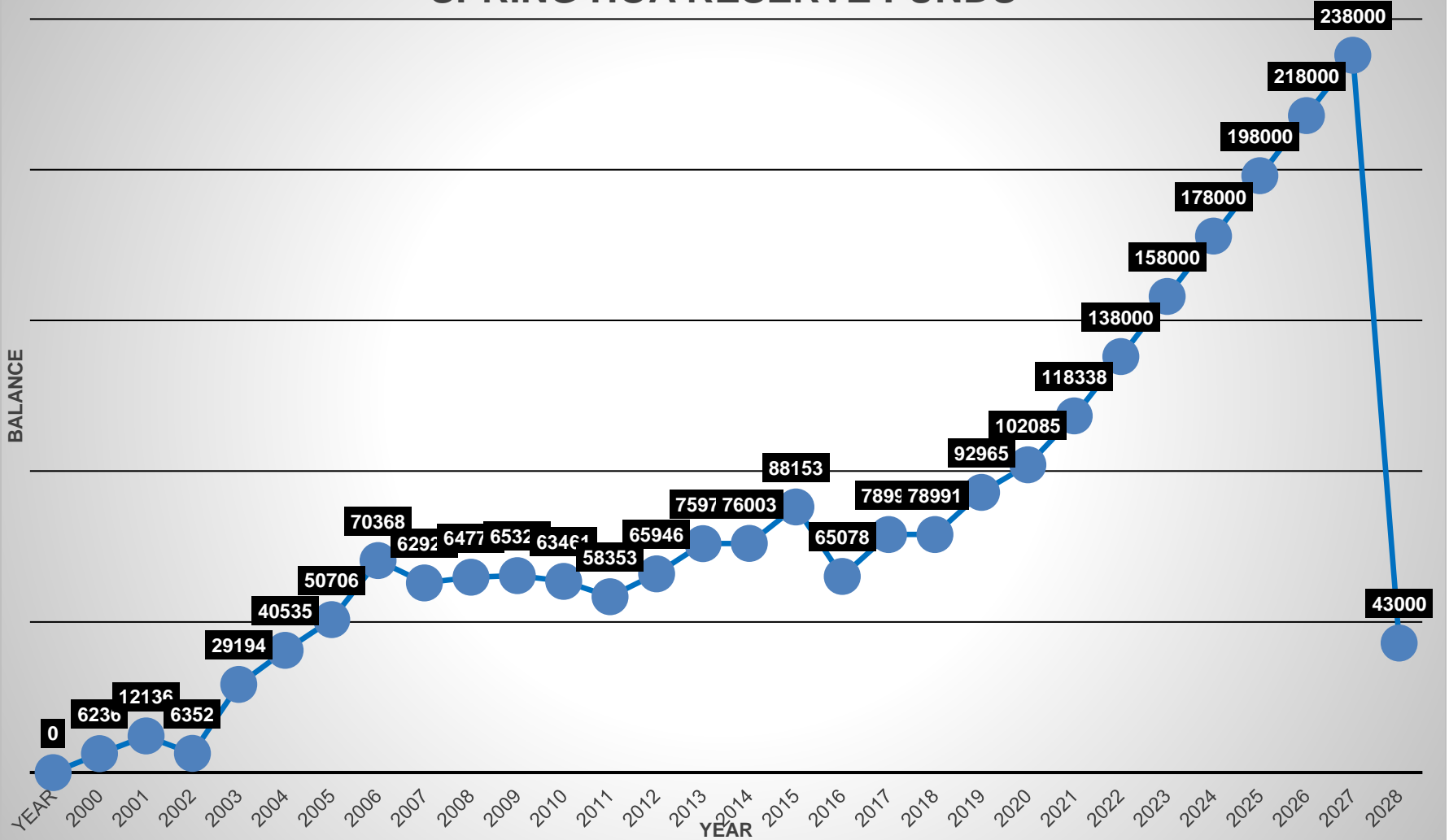


# Backup Slides

# SPRING HOA ASSESSMENT HISTORY



# SPRING HOA RESERVE FUNDS





# Front Entrance Area Landscape Refresh Project - Proposed



Project Zone 2 – Exit Side & Jasmine Island

# Front Entrance Area Landscape Refresh Project - Proposed



Inside Entrance



Inside Exit

Project Zone 3

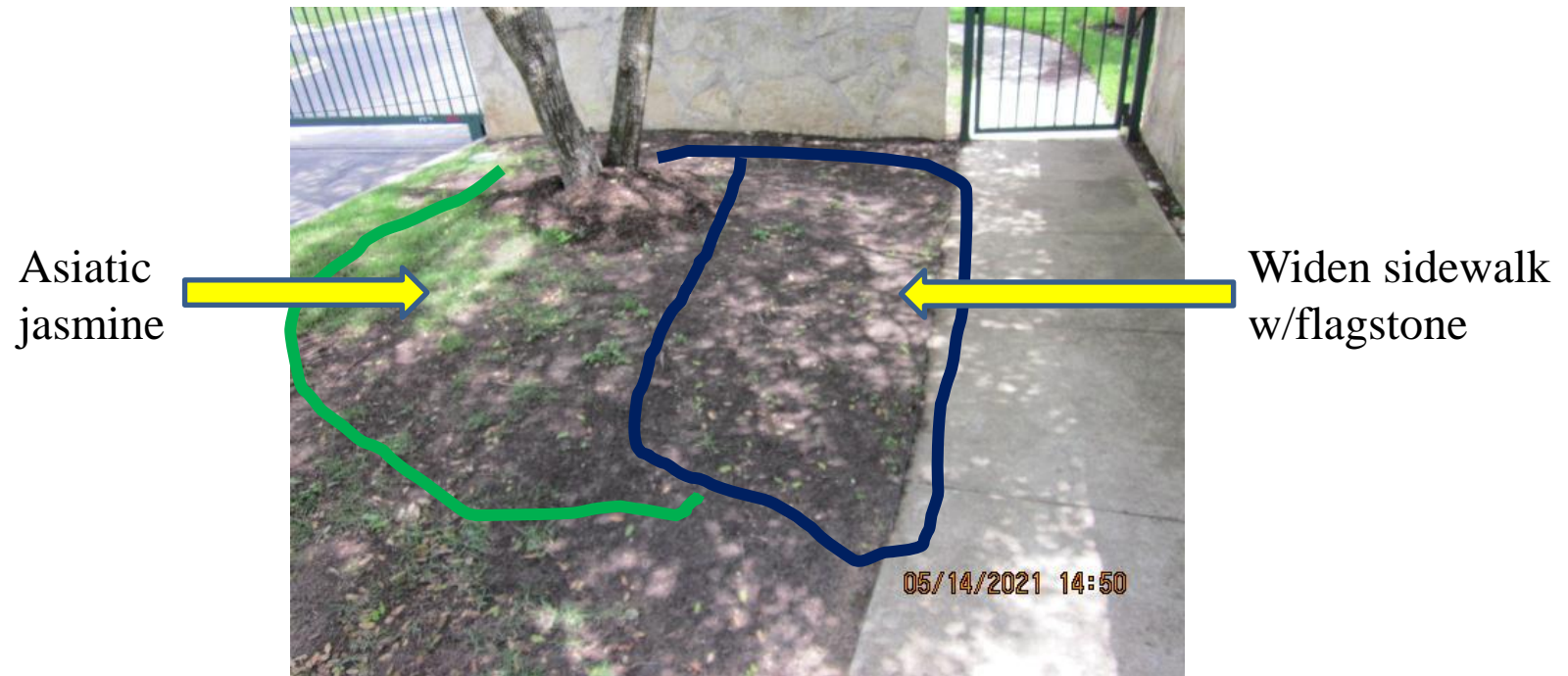
# Front Entrance Area Landscape Refresh Project - Proposed



Project Zone 4  
Monument Island (Less Front of Monument)



# Front Entrance Area Landscape Refresh Project - Proposed



Project Zone 5

# Community Park Landscape Refresh Project - Proposed



East Flower Bed



Entrance Flower Bed



West Flower Bed

# Landscape Refresh Project Proposals Under Development



Granite Spring Island



Marquee Island