



***Springs at Stone Oak HOA***  
***2nd Quarter 2022***  
***Board of Directors Meeting***  
***May 17, 2022***

# 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 Friday, May 13 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.

# Homeowner Topics

- Does the HOA prohibit or discourage the installation of solar devices in the Springs?
  - No HOA prohibition or discouragement for solar devices
  - Proposed solar devices required prior approval from HOA Architectural Review Authority (ARC) to confirm standards & restrictions are in compliance
  - CCR Article XX, Dishes, Antenna, and Solar Energy Devices, provides details on solar device permitted locations and installation parameters
  - Solar device rules reflect amendment to Texas Property Code by the 2011 Texas Legislature

# Agenda

1. Call to Order, verify  $\geq 3$  Board members present
2. Summary of Board actions taken without prior notice, since the previous Board meeting on March 9, 2022, including any actual or estimated expenditures
  - o Board met with a representative from a local asphalt paving company to obtain additional information on the four areas identified earlier for recommended repair prior to resurfacing/repaving Springs streets. *[March 16]*
  - o Board contracted a licensed plumber to replace a leaking water spigot adjacent to the entrance sidewalk leading to the gazebo at the Springs park. *[March 18, \$458]*
  - o The Board of Directors approved the minutes of the HOA's March 9, 2022 quarterly Board meeting. *[March 30]*
  - o The HOA's gate maintenance contractor replaced the exit gate's two wheels to correct a wheel failure. *[April 1. \$460]*

# Agenda

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

- o The HOA's electrical contractor repaired the low voltage lighting system at the community park. *[April 1, \$192]*

- o The HOA's gate maintenance contractor corrected a malfunction in the exit gate controller and safety sensors that had caused the gate to lock open. *[April 4, \$292]*

- o Board approved expenditure of HOA funds to the HOA attorney to (1) determine if our governing documents do or do not specifically authorize the HOA/Board of Directors to assess fines for violations of our governing documents, and (2) if not specifically authorized to assess fines, to develop the formal, legally-sufficient authorization to assess fines for violations of our governing documents. *[April 11]*

- o Board approved the replacement of the exit gate controller's main and expansion circuit boards that were malfunctioning, causing the gate to remain in a fully open state. *[April 14, \$1,006]*

### 3. Review Financial Reports

#### **Current Assets**

**As of: 5/17/2022**

– Reserve Fund CD 37 (matures 9/23/22)	\$25,864.49
– Reserve Fund CD 38 (matures 9/23/22)	26,163.63
– Reserve Fund CD 39 (matures 4/23/23)	25,755.10
– Reserve Fund savings account	40,728.35

<b>Total Reserve Funds</b>	<b>\$118,511.57</b>
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– Operational Funds (checking accounts)	<u>\$33,286.40</u>
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<b>Total Current Assets</b>	<b>\$151,797.97</b>
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#### **Delinquent Accounts**

<b><u>4</u> Delinquencies, <u>0</u> Active Payment Plans</b>	<b>\$ 1,732.50</b>
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## 4. Unfinished Business

- CCR Amendment: authority for Board of Directors to assess fines for CCR violations
- 2022 HOA Projects

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- CCR Amendment: authority for Board of Directors to assess fines for CCR violations
- 2022 HOA Projects (no activity since March Board meeting)
  - Front entrance low voltage lights/wiring
  - Ladder-friendly base below marquee
  - Repaint metal railings at drainage ditches, street sign bases, fire hydrants, exit gate primed areas
  - Add/replace foundation soil beneath & around 5 park picnic table pads



## 4. Unfinished Business

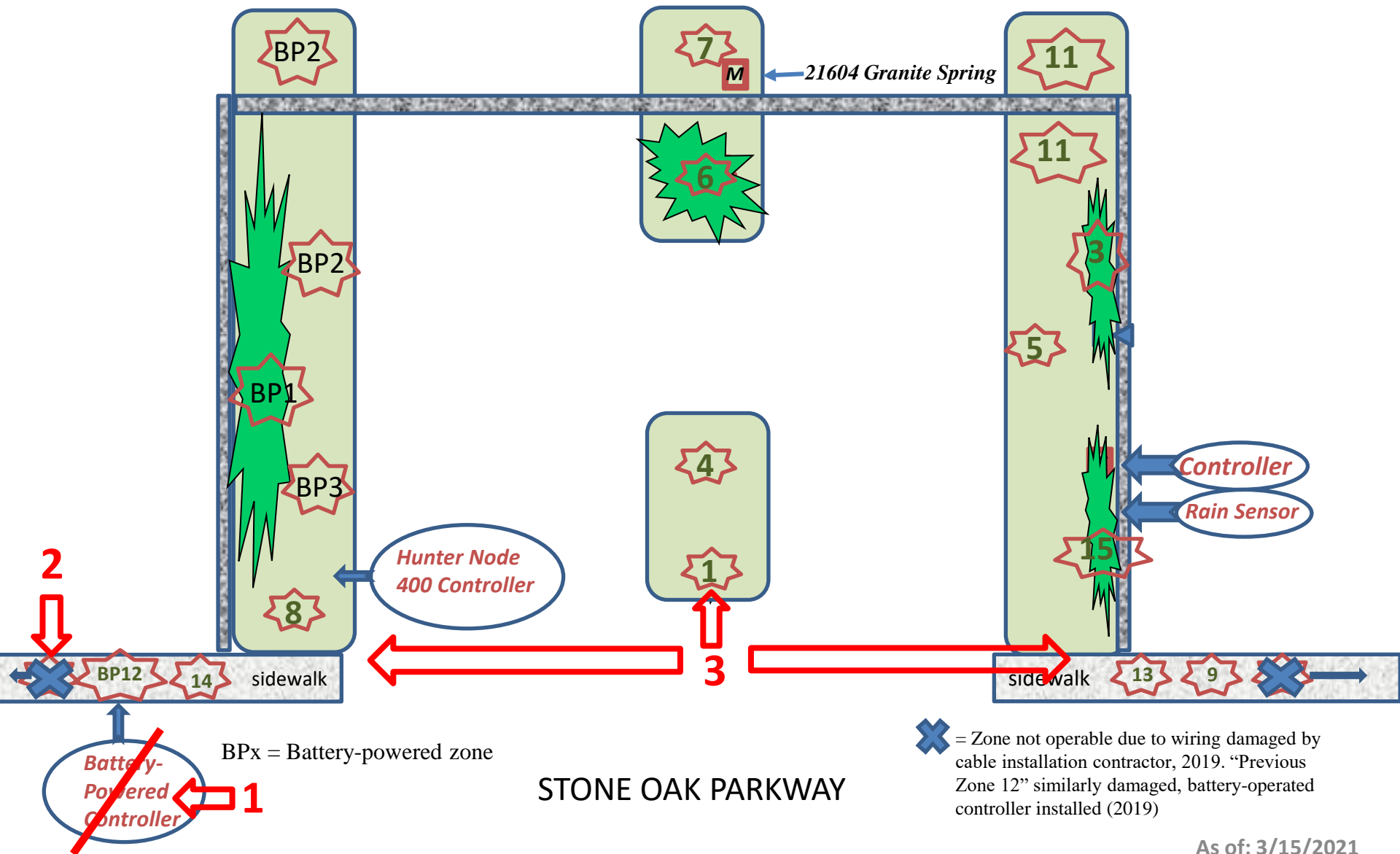
- CCR Amendment: authority for Board of Directors to assess fines for CCR violations
- 2022 HOA Projects
  - HOA Stone Oak Parkway irrigation system zone repairs
  - Landscaping refresh (front entrance improvement zone 1 completed April 18-22) C & K has provided proposals for front entrance area and park.
  - Street analysis and paving cost estimate, including replacement of 8 drainage ditch bollard posts
  - Replace toddler and adolescent swing sets at park
  - Replace pedestrian gate due to rust, deteriorating metal.

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# The Springs At Stone Oak

## Front Entrance Sprinkler Map – Year-Around & Stage 1 & 2 Restrictions



As of: 3/15/2021

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# Landscape Refresh

## Zone 1 – Front Entrance

**Front of Monument – Before**



**Front of Monument - After**



# Landscape Refresh

## Zone 1 – Front Entrance

**Entrance Side – Before**



**Entrance Side - After**





# Landscape Refresh

## Zone 1 – Front Entrance

**Exit Side – Before**



**Exit Side - After**



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# Street analysis and resurfacing cost estimate

- ✓ Board members met with paving company rep in March to
  - ✓ Verify & view 4 street areas recommended for repair prior to resurfacing
  - ✓ Confirm size & composition of proposed replacement bollards at drainage ditches
- ✓ Granite Spring/Calico Spring repair estimate (1<sup>st</sup> priority):
  - ✓ November 2021 = \$8,698
  - ✓ March 2022 = \$9,923

➤ Bollards  
(8, \$800 ea):



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# Playground Swing Sets



Toddler Swings



“Adolescent”/Adult Swings

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# Pedestrian Gate Replacement

- Quality Access Control Proposal:
  - No “stock” pedestrian gates – manufacture replacement at their shop
  - Remove current gate to make exact duplicate; 1+ weeks
  - April 2021 estimate = \$2,470
  - April 2022 estimate = \$2,710



## 5. New Business

- o **CONSIDERATION FOR APPROVAL:** Transfer \$10,000 from operational funds to Reserve Funds (non-CD) account. First of two transfers programmed in 2022 HOA budget.

# Agenda

5. Association Manager comments
6. Executive Session (**Board members and Management only**)
  - o 2022 HOA project
  - o Status of delinquent accounts (Manager)
7. Adjournment

# Collections Policy

- **Delinquent Account** = Any assessment not fully paid with 30 days of due date
  - Assessed 12% per annum interest *monthly*, from due date (not delinquent date)
  - 1-time \$25 late fee
- **Delinquent  $\geq$  30 days**
  - “courtesy notice” mailed to owner requesting payment within 30 days
- **Delinquent  $\geq$  60 days & balance exceeds \$500**
  - Demand letter via certified mail
  - If delinquency not paid in full or no payment plan agreement within 45 days, may turn over to 3<sup>rd</sup> party Collection Agent for formal collection action
- **Collection Action includes**
  - Reporting delinquency to credit reporting service
  - Sending 30 day formal demand letter
  - Filing a Notice of Lien
  - Filing of lawsuit seeking judgment against Owner for all unpaid amounts
  - Foreclosure of Lien