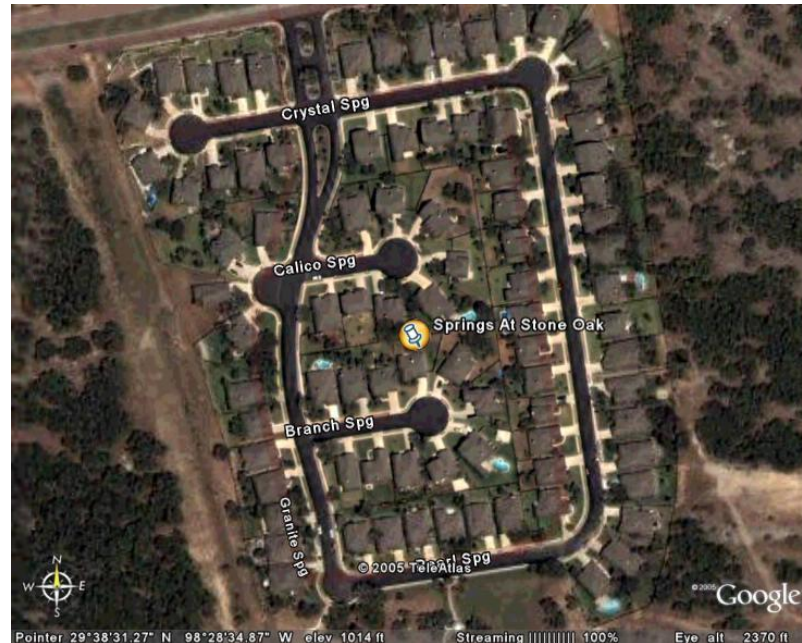


# Welcome to the Springs at Stone Oak HOA 2023 Annual Member Meeting



The meeting will 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, 2023*)
  - Association Manager comments (Jennifer Valdez)
  - Board of Directors Election Results (2 vacancies)
  - Financial Review
  - New Business
    - HOA Projects: Completed in 2022, Candidates for 2023
    - Draft updated SARA/FEMA floodplain map
  - Homeowner Comments
  - Adjourn
- 
- Open Board of Directors Meeting (HOA Officer Election by Board)

# **Hill Country Association Management**

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

# Financial Review

## Current Assets

As of: 12/31/2022

– Reserve Fund CD 37 (matures 9/23/23)	\$25,982.07
– Reserve Fund CD 38 (matures 9/23/24)	26,229.65
– Reserve Fund CD 39 (matures 4/23/23)	25,839.61
– Reserve Fund CD 40 (matures 1/21/24)	50,000.00
– Reserve Fund savings account	<u>10,763.81</u>

<b>Total Reserve Funds</b>	<b>\$138,815.14</b>
----------------------------	---------------------

– Operational Funds (checking account)	<u>\$39,555.80</u>
--	--------------------

<b>Total Current Assets</b>	<b>\$178,370.94</b>
-----------------------------	---------------------

## Delinquent Accounts

6 Delinquency, 0 Payment Plan	<b>\$4,024.16</b>
-------------------------------	-------------------

# Financial Review

- 2022 Expenditures:
  - Total 2022 expenses = \$76,932
  - Renewed annual contracts for
    - Access gate quarterly inspections (Quality Access Control) (\$812)
    - Landscape/irrigation system maintenance (C&K Lawn) (\$16,704)
    - HOA management (Hill Country) (\$6,000)
    - Insurance (4 policies) (\$4,822)
  - Utilities
    - Electricity (\$4185) [8 streetlights = \$3,660 flat rate]
    - Irrigation water (\$5,060)
    - Gate telephone (\$520)
  - Reserve Funds: Added \$20,000

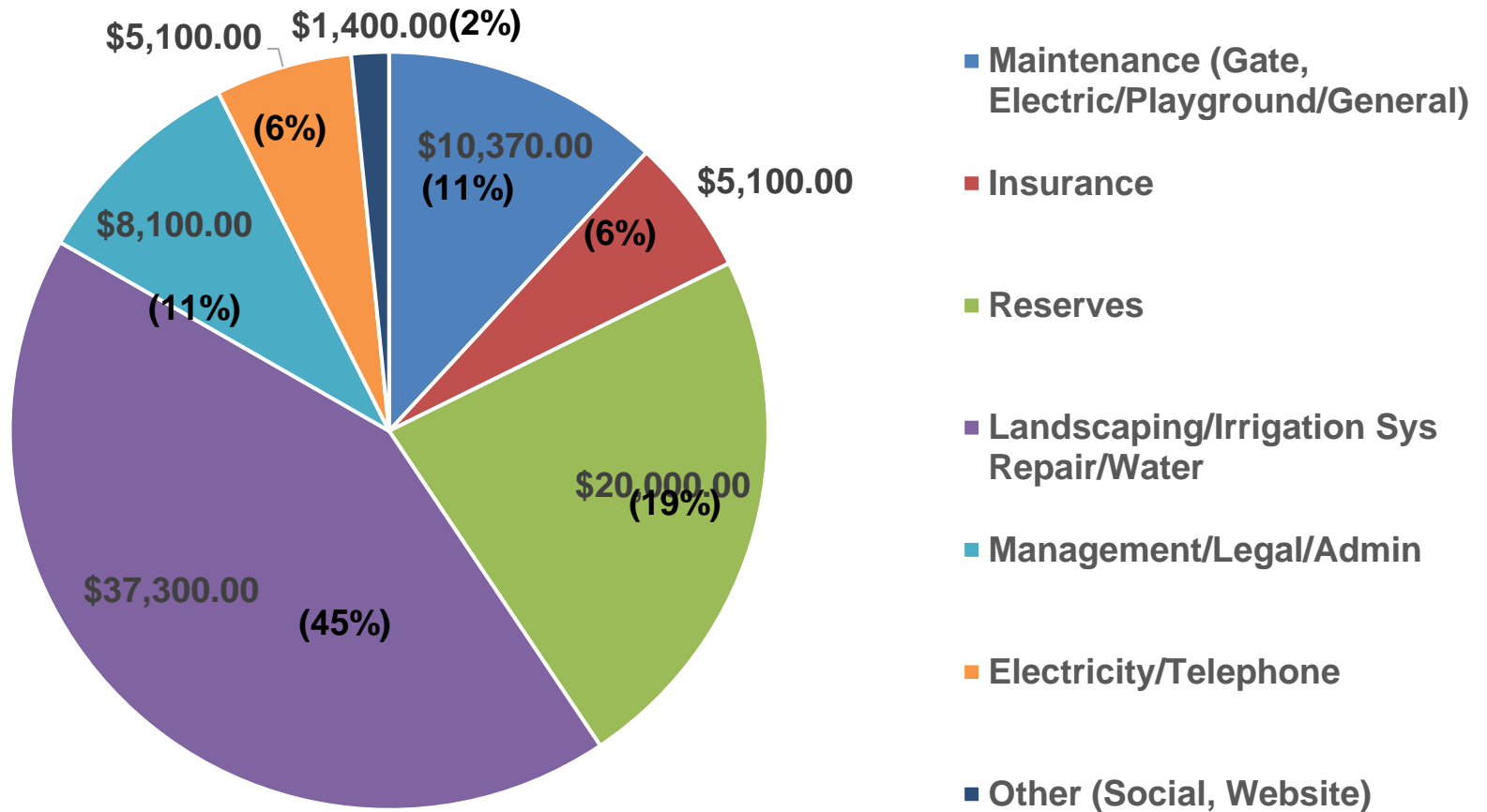
# Financial Review

- 2022 Expenditures (con't):
  - Common area turf aeration + compost and mulch application, (\$4,362)
  - Front entrance landscape improvements, drip irrigation install (\$4,655)
  - Irrigation system repairs (\$2,914)
  - Access gates repairs (\$2,879)
  - Electrical repairs – replace park lamppost lights & globes, repair park low voltage lights (\$1,435)
  - Front entrance holiday decoration installation, maintenance, removal (\$1,100)

# Financial Review: 2023 Budget

- HOA assessment remains \$900
- 2023 annual contract increases: landscape maintenance [+\$825], access gate inspections [+\$50]
- HOA management and website hosting contracts remain same as 2022
- SAWS 2023 landscape irrigation rate increase (meter fees reduce, volume usage charges increase)
- Allocates:
  - \$20,000 to Reserve Fund
  - \$7,000 for landscape refresh project
  - \$4,500 for common area landscape aeration, mulch, compost
  - \$4,500 for HOA projects

# 2023 Budget Allocation



Total Expenses = \$87,370



# **New Business:**

## **HOA 2022 Projects (Completed)**

- Landscaping refresh, front entrance:
  - Installed new perennial plants in front of monument, entrance & exit corners
  - Replaced pop-up sprinklers with drip irrigation in new plant areas, allowing multi-day watering during 2022 drought

# 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



## **New Business:**

### **HOA 2023 Projects (Candidates)**

- Repaint metal railings at park, Pearl Spring, and Crystal Spring drainage culverts; street sign bases; fire hydrants
- Replace pedestrian gate
- Landscape refresh: install perennial plants in 3 park flower beds + replace pop-up sprinklers with drip irrigation in flower beds *[approved for scheduling]*
- Landscape refresh: install flagstone in SO Parkway side of pedestrian gate area to widen entrance area at gate, install ground cover in same area with excessive shade
- Purchase and install replacement toddler and adolescent swing sets at park

# 2023 Project Candidate

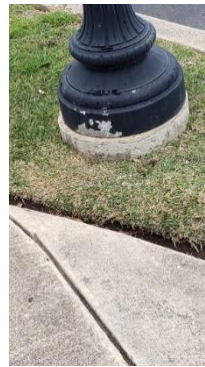
Repaint Street Sign Bases (5), Park Railings,  
Primed/Unpainted Exit Gate Areas, Fire Hydrants



Granite Spring



Calico Spring



Crystal Spring



July 2020



Nov 2022





# Pedestrian Gate Replacement - Candidate

- 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
  - January 2023 estimate = \$3,067



# Landscaping Refresh: Park Flower Beds + Drip Irrigation



West Flower Bed



East Flower Bed



Park Entrance Flower Bed



# Front Entrance Area Landscape Improvement Project 2023 - Candidate



Project Zone 5

# Playground Swing Sets



Toddler Swings



“Adolescent”/Adult Swings

# **New Business:**

## **Draft SARA/FEMA Floodplain Update**

- Current floodplain maps approved by FEMA in 2007
- Floodplain update incorporates NOAA rainfall data not previously available
- Residences with federally backed mortgages and in floodplain are required to purchase flood insurance
- Residences in floodplain are required to indicate so on sales forms when selling home
- Of 566,316 single-and multifamily residences in Bexar County, 6,441 had flood insurance in 2022
- Draft new floodplain maps being presented for discussion by SARA at 12 public meetings, January 24 thru March 28 2023
- New floodplain maps will not become effective for another 18-24 months
- Greatest flooding threats to Springs neighborhood are Mud Creek and the earthen dam across Stone Oak Parkway adjacent to Stone Oak Park

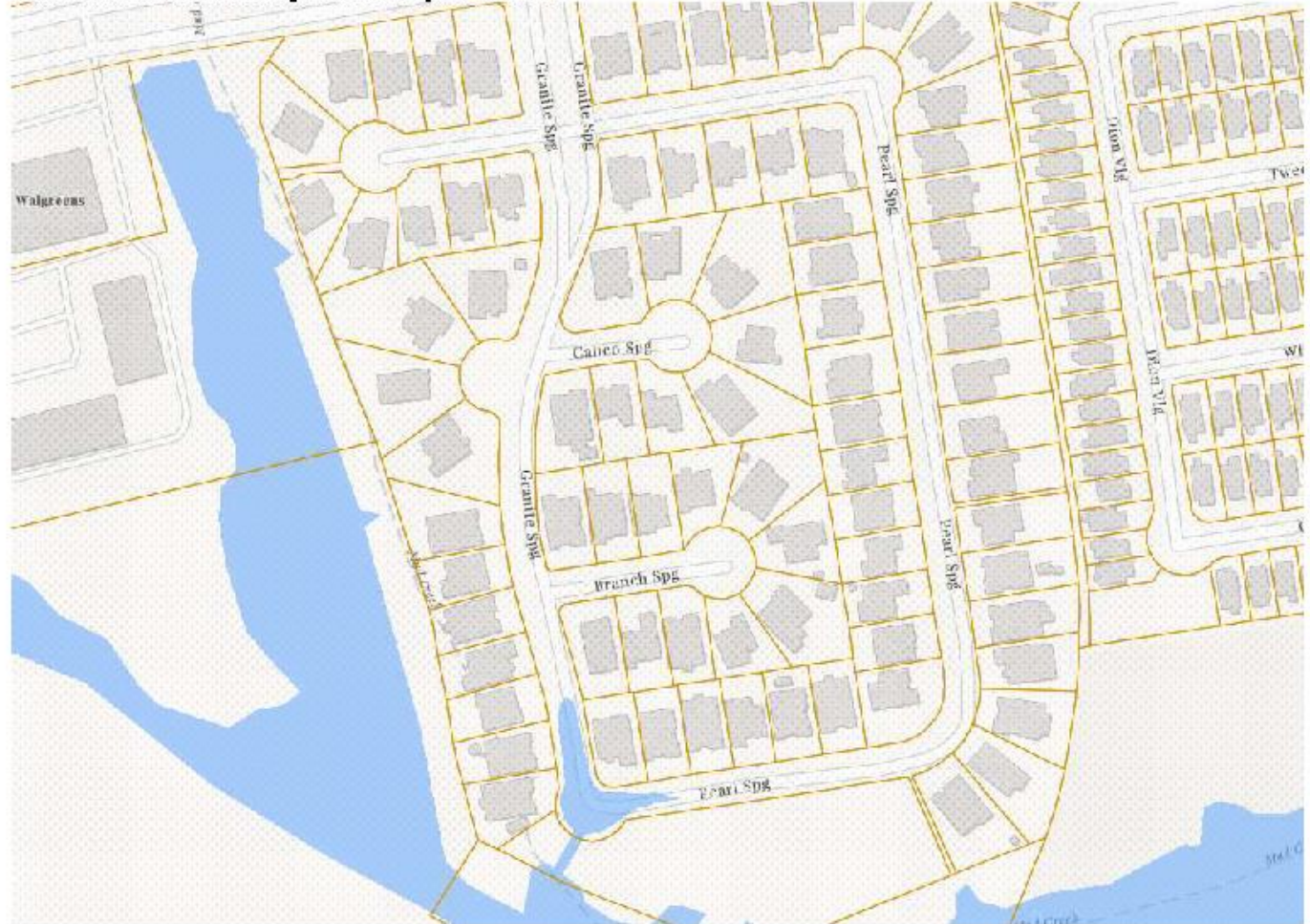


# New Business:

## Draft SARA/FEMA Floodplain Update

**FEMA**  
**Dec 2022**

San Antonio River Authority Draft Floodplain Viewer






2023  
(Draft)

# New Business: Draft SARA/FEMA Floodplain Update





## Draft Floodplain

### Zone Subtype

-  1% Annual Chance Flood Hazard
-  Regulatory Floodway
-  0.2% Annual Chance Flood Hazard
-  Future Conditions 1% Annual Chance Flood Hazard

## FEMA Flood Zones (Dec 2022)

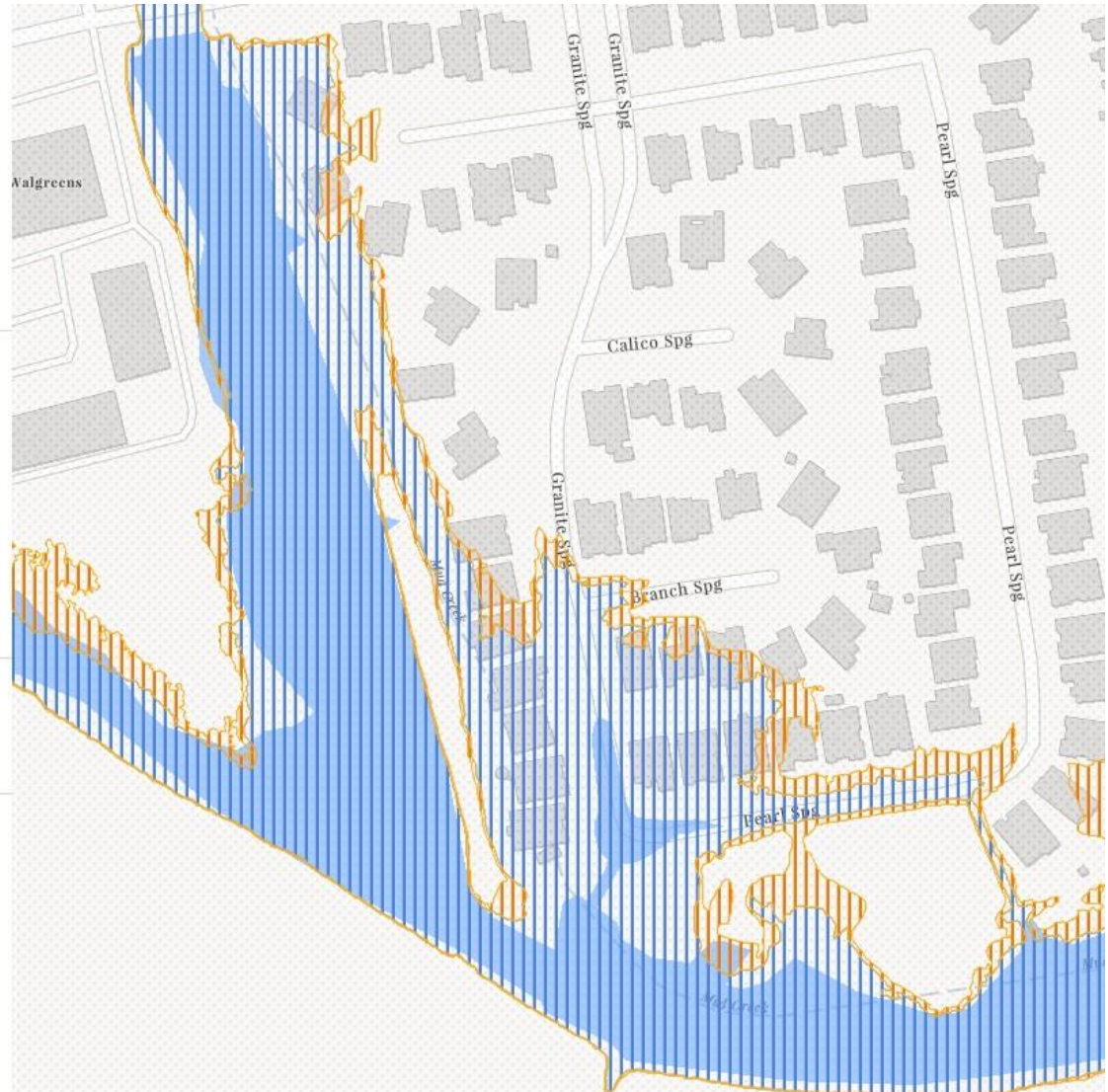
### Zone Subtype

-  1% Annual Chance Flood Hazard
-  Regulatory Floodway
-  0.2% Annual Chance Flood Hazard
-  Future Conditions 1% Annual Chance Flood Hazard

## Draft Floodplain Notes



## Community Boundaries





# **New Business:**

## **Draft SARA/FEMA Floodplain Update**

**Does Mud Creek ever flood?**



July 2014: Photo taken from  
Springs park west side concrete  
drain culvert

July 2014: Photo of Stone Oak  
Parkway overpass, taken from  
Walgreen parking lot



# 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

# **Draft SARA/FEMA Floodplain Update**

SARA Draft Floodplain Viewer:

<https://experience.arcgis.com/experience/929de86ce9274a858eb53319a8d16d87/>

or Internet search query: “SARA draft floodplain viewer”

# Draft SARA/FEMA Floodplain Update





## Public Meetings [All 6-7:30pm]

- ~~• Igo Library~~ Jan 24, 2023  
~~13330 Kyle Seale Pkwy~~
- ~~• Elia Austin Community Center~~ Jan 31, 2023  
~~1023 N Pine St~~
- VFW Post 837 Feb 7, 2023  
4436 Valleyfield Dr
- Mac Arthur Park Lutheran School Feb 16, 2023  
2903 Nacogdoches Rd
- San Antonio River Authority (SARA) Feb 22, 2023  
100 E Guenther St
- D.R. Semmes Family YMCA Feb 23, 2023  
3233 N St Mary's St

# **Draft SARA/FEMA Floodplain Update Public Meetings**

- San Antonio Food Bank  
5200 Enrique M Barrera Pkwy  
Feb 28, 2023
- St Mary's University  
1 Camino Santa Maria (University Center, Conf Room B)  
Mar 7, 2023
- Hardberger Park Urban Ecology Center  
8400 NW Military Hwy  
Mar 14, 2023
- Normoyle Senior Center  
700 Culberson Ave  
Mar 21, 2023
- Mission Library  
3134 Roosevelt Ave  
Mar 28, 2023





# San Antonio River Authority Draft Floodplain Viewer



Stream Centerlines (NFHL)





Draft Floodplain

Zone Subtype


-  1% Annual Chance Flood Hazard
-  Regulatory Floodway
-  0.2% Annual Chance Flood Hazard
-  Future Conditions 1% Annual Chance Flood Hazard

FEMA Flood Zones (Dec 2022)


Zone Subtype

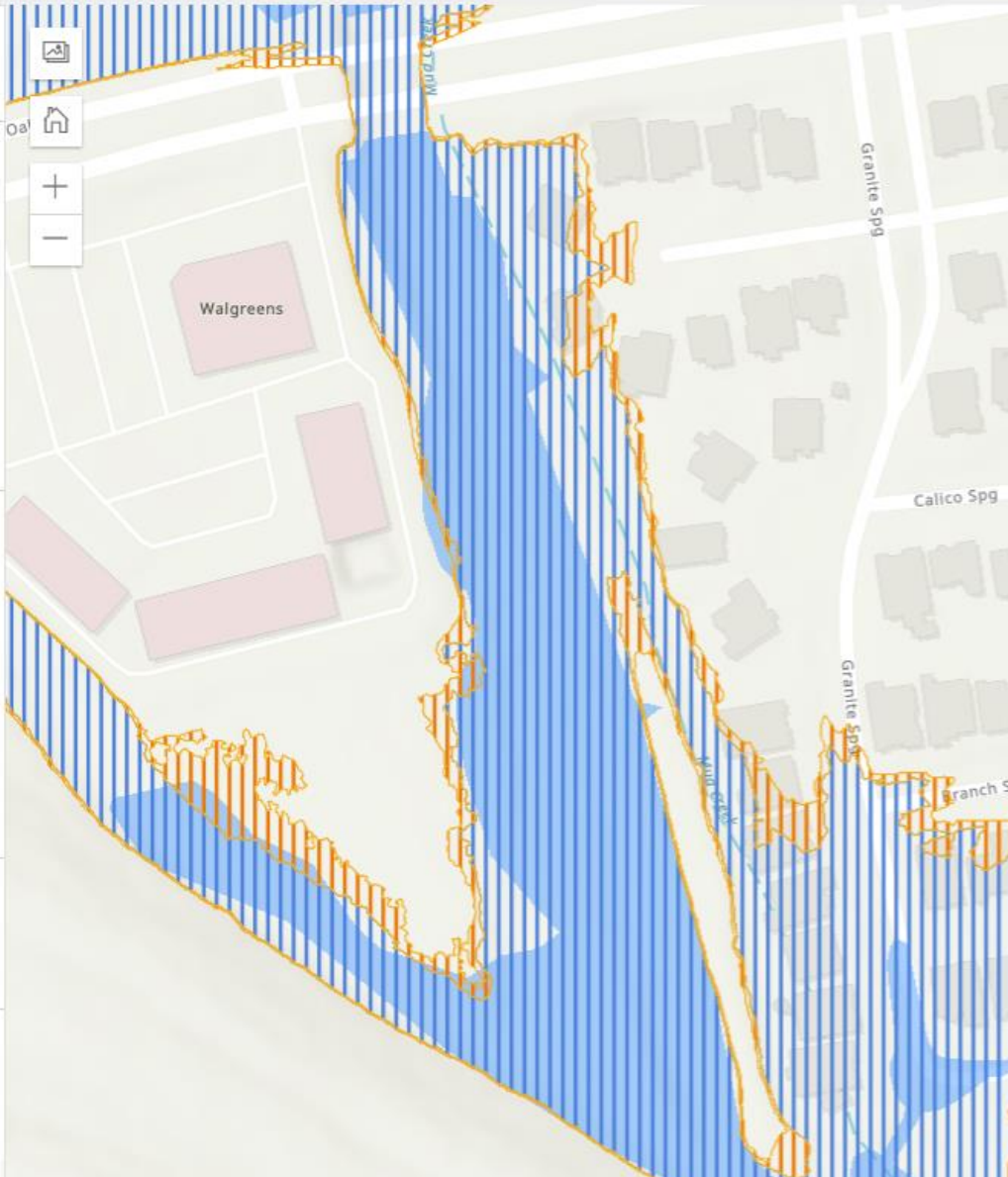
-  1% Annual Chance Flood Hazard
-  Regulatory Floodway
-  0.2% Annual Chance Flood Hazard
-  Future Conditions 1% Annual Chance Flood Hazard

Draft Floodplain Notes

- 

Community Boundaries

- 



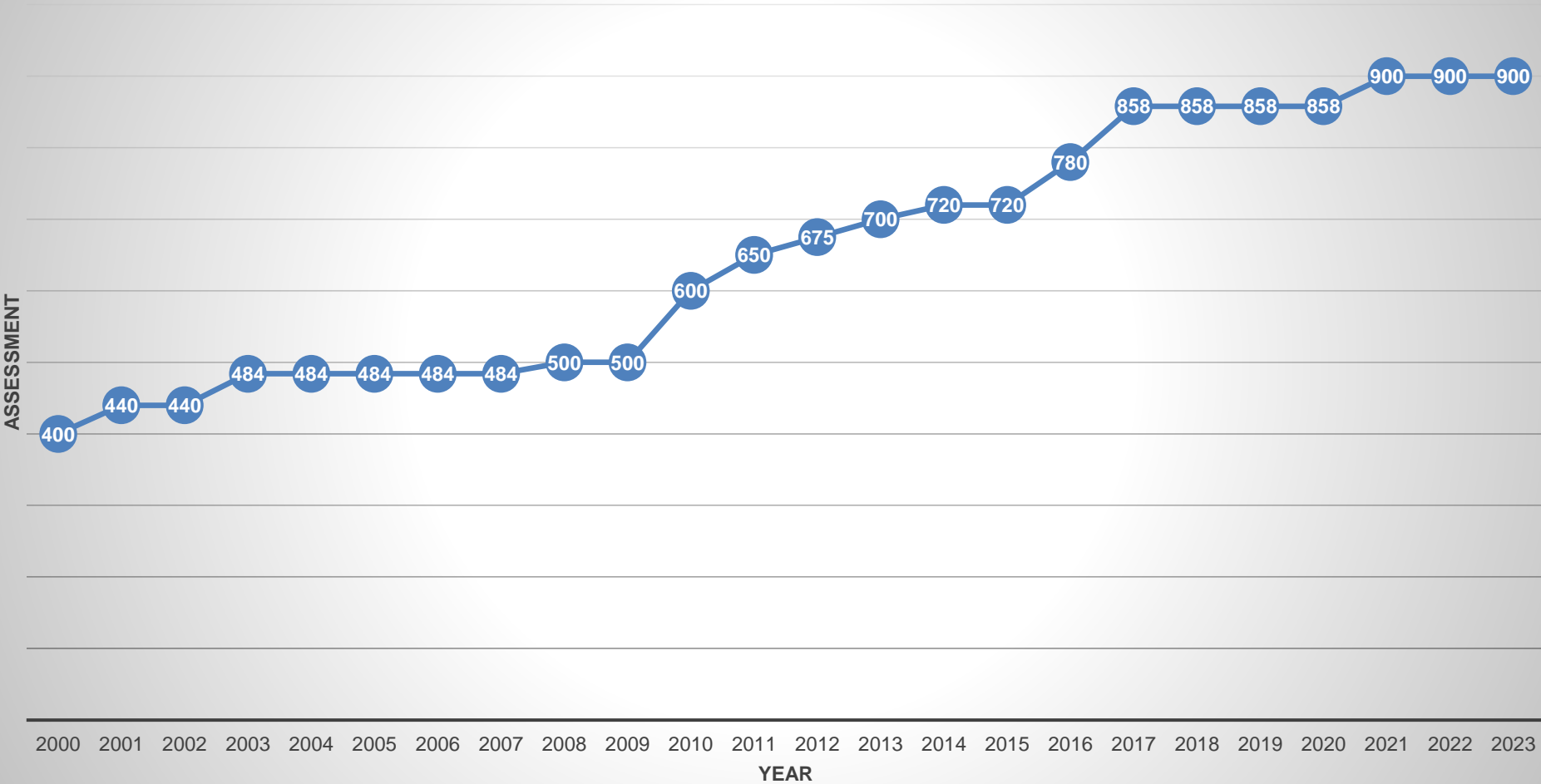
# Draft SARA/FEMA Floodplain Update Combined 1% Annual Chance + 30 Year Risk

2023  
(Draft)





# SPRING HOA ASSESSMENT HISTORY



# SPRING HOA RESERVE FUNDS

