

***Springs at Stone Oak HOA
2nd Quarter 2023
Board of Directors Meeting
June 20, 2023
Location: Encino Branch Library***



Special Summary / Discussion

- Special summary by a Springs homeowner leading the protest against the draft FEMA/SARA floodplain maps released earlier this year and scheduled for approval in 2024. The draft floodplain maps, previously addressed at the January 31 2023 annual HOA member meeting, identify 15 Springs residences and 4 lots in the what-would-be official floodplain, requiring homeowner flood insurance, as well as an additional 5 residences and 3 lots that would be included in the “0.2% Annual Chance Flood Hazard,” reflecting a chance of flooding during the next 30 years (*remaining lots on Pearl Spring across from the park that are not in the floodplain and 2 houses on the southeast side of Pearl Spring*).

Exhibits

1. [Jonnie C Edwards 2008 Protest Information.pdf](#)
2. [Protest regarding Mud Creek into Granite Spring 6.2.2008.pdf](#)
3. [SARA Proposed Flood Plain Jan 2008.pdf](#)
4. [SARA FEMA Floodplain wLegend Proposted new maps 2023.pdf](#)
5. [The Springs Floodplain Map 2010.pdf.png](#)

Homeowners Topics

- This is the pre-Board meeting segment in which questions, concerns, issues, or recommendations previously identified by HOA members are addressed by the Board or Manager.
- Topics were to have been provided to the Board or Manager by Tuesday June 13, 2023 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

(please try to keep your topic presentation to no more than 3 minutes)

- Quality of landscaping near front entrance to the community
 - Similar issue was raised during the April 10, 2023 board meeting. Refer to Backup Slides for information
- Association Dues
- Community Swingset

Agenda

1. Call to Order, verify ≥ 3 Board members present
2. Summary of Board actions taken without prior notice since the previous Board meeting on April 10, 2023, including any actual or estimated expenditures
3. Review of June 2023 Financial Reports
4. Unfinished Business
5. New Business
6. Association Manager comments
7. Executive Session (**Board members and Management only**)

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

2. Summary of Board actions taken without prior notice since the previous Board meeting on April 10, 2023, including any actual or estimated expenditures:

- Board approved the minutes of the 1st quarter Board of Directors meeting conducted on April 10, 2023. (Apr 18)
- Board approved replacement of photoelectric cell devices controlling dusk-to-dawn lights at the front entrance monument and the park's low voltage lighting. Front entrance device was damaged by persons unknown on April 7, 2023, and the park lighting issue was reported by a homeowner on April 30, 2023. Initial repairs completed May 3. *[May 1, \$293]*
- Board approved replacement of low voltage lighting transformer/power box at park and relocating it from its original position on a tree limb to inside the gazebo. Project included re-installing wiring from lamp post base to gazebo. *[May 26, \$1695]*
- Board selected July 24-28 for the 2023 bulk pick-up week by Republic Services. *[June 17]*

3. Review of June 2023 Financial Reports

<u>Current Assets as of 06/19/2023</u>		
<u>Name</u>	<u>Maturity Date</u>	<u>Value</u>
Reserve Fund CD 37	09/23/2023	\$26,228.05
Reserve Fund CD 38	09/23/2024	\$26,533.41
Reserve Fund CD 39	04/23/2023	\$0.00
Reserve Fund CD 40	01/21/2024	\$50,417.05
Reserve Fund CD 41		\$25,997.91
Reserve Fund Savings Account	N/A	\$10,786.17
Total Reserve Funds		\$139,962.59
Operational Funds (checking accounts)		\$24,939.08
Total Current Assets		\$164,901.67
<u>Delinquent Accounts</u>		
<u>Type</u>	<u>Number</u>	<u>Amount</u>
Delinquencies >30 days	See Below	\$58.25
Delinquencies >60 days	See Below	\$109.75
Delinquencies >90 days	See Below	\$5,605.92
Active Payment Plans	0	\$0.00
Total Delinquencies	12	\$5,773.92

4. Unfinished Business

- CCR Amendment: authority for Board of Directors to assess fines for CCR violations
 - The Board submitted formal request on October 28 to the Hill Country Management law firm to review the HOA's governing documents to determine/verify whether the HOA has the authority to assess fines for CCR violations.
- HOA attorney review of Consolidated CCRs and Consolidated Bylaws for appropriateness for recording/replacing current recorded documents (Manager, Gary B)
- HOA 2023 Project Status
 - Repaint 8 common area metal railings, 6 street sign bases/poles, primed/unpainted exit gate areas, 4 fire hydrants (Gary B)
 - Replace/repair pedestrian gate (Eric L)
 - Replace toddler, adolescent swings at park (Eric L)

5. New Business

- 2023 Texas Legislature HOA-related bills passed (Gary B)
- Park low voltage lighting system repair/reconfiguration (Dr. Vasan)
- Front entrance low voltage lighting system repair, replace, or remove

6. Association Manager comments

7. Executive Session (Board members and Management only)

- Status of/actions recommended for delinquent accounts
- Amendments to by-law.
 - Damage to common area items.
 - Trees over road and sidewalks need to be trimmed to a minimum of 7 feet from the surface.
- Xeriscaping without approval, ubiquity of landscaping.

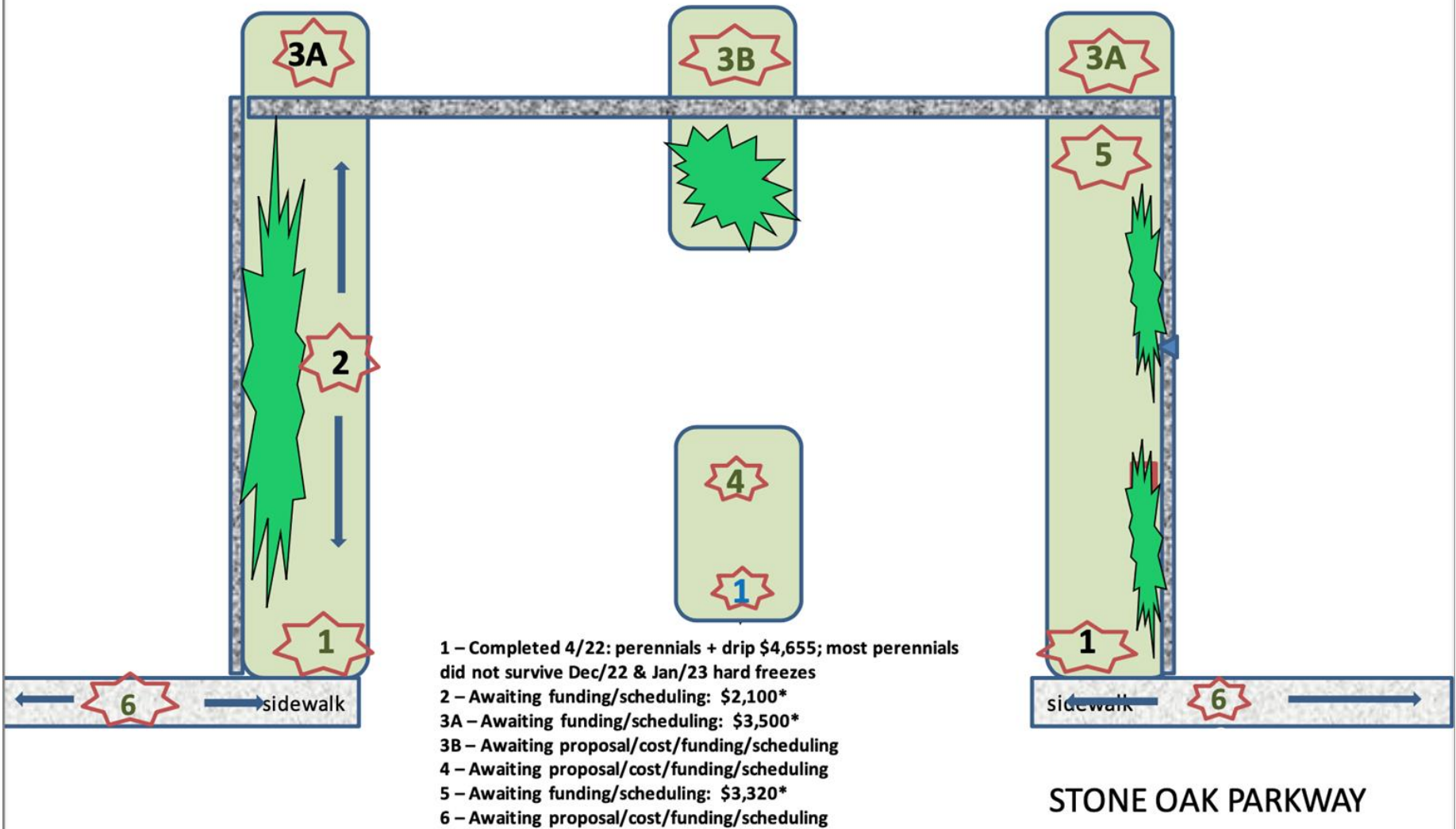
Collections Policy

- **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 > 30 days**
 - “courtesy notice” mailed to owner requesting payment within 30 days
- ***Delinquent > 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 3rd party Collection Agent for formal collection action*
- **Formal Collection Action includes**
 - Reporting delinquency to credit reporting service
 - Sending a 30-day attorney demand letter
 - Filing a Notice of Lien
 - Filing of lawsuit seeking judgment against Owner for all unpaid amounts
 - Foreclosure of Lien

BACKUP SLIDES

The Springs At Stone Oak

Front Entrance Landscape Improvement Zones



*May 2021 cost

STONE OAK PARKWAY

As of: 6/16/23

Common Area Landscape Improvements

- **Front Entrance:**
 - 1 – Completed 4/22: perennials + drip \$4,655; most perennials did not survive Dec/22 & Jan/23 hard freezes
 - 2 – Awaiting funding/scheduling: \$2,100*: adjacent to masonry wall from exit gate to SO Parkway: tiered rock by exit gate wall, eliminate jasmine gaps
 - 3A – Awaiting funding/scheduling: \$3,500*: 2 areas adjacent to entrance and exit gates (inside neighborhood), river rock, limestone boulder on each area, retain existing sago palm, cap irrigation system less bubble for sago palm
 - 3B – Awaiting proposal/cost/funding/scheduling: marquee island: possible river rock + flagstone path down middle
 - 4 – Awaiting proposal/cost/funding/scheduling: possible river rock + bushes
 - 5 – Awaiting funding/scheduling: \$3,320*: widen sidewalk by ped gate on SO Parkway side, ground cover from new sidewalk expansion flagstone to curb
 - 6 – Awaiting proposal/cost/funding/scheduling: between masonry wall and So Parkway sidewalk: possible river rock in tree-shaded alcoves, drought-tolerant ground cover on remaining areas
- **Granite Spring Island:** proposal to be developed, possible extension of flower beds from both ends, drought tolerant ground cover on remainder
- **Park:** Completed 4/23: perennials + drip in all flowerbeds (2023) \$6,100
- **Common areas:** install 20 yards compost mulch to flower beds at front entrance, Granite Spring island, park; aerate and install lawn dressing on turf at entrance area, Granite Spring island, and to 20' from park sidewalks, \$4,360 [2021, 2022, 2023]

Response to Homeowner Topic on Landscaping

April 10, 2023 On-line Meeting via Zoom

Homeowner Topics:

Concern of the bare landscape in front of the masonry wall parallel to SO Parkway, the bare landscape along the entrance side towards the pedestrian gate, and the sparseness of the plants in front of the monument.

In addressing the concerns, the Board's response to the submitting homeowner:

- stated that the sparse turf area between the masonry wall and the sidewalk parallel to the Parkway has not recovered from the damage to the turf and irrigation system along the entire length of masonry wall in 2018/29 by a fiber optic cable installation contractor. That damage, coupled with the continuing drought and the mature trees that completely shade the indented alcoves along the wall have resulted in large areas of no turf along the wall. The HOA's landscape design/maintenance contractor has provided informal suggestions for those areas. A formal proposal has not yet been requested by the Board, as the other common areas in the front entrance and the Granite Spring island are currently a higher priority for landscaping improvements.
- stated that the very shaded area in the front entrance by the pedestrian gate has historically been a challenge for grass to thrive or survive. The Board has a formal proposal from the HOA landscape design/maintenance contractor to install flagstone on the Parkway side of the pedestrian gate to widen the sidewalk with a solid surface, allowing residents with a stroller or wheelchair to use the widened sidewalk while the gate is swung open. The area not covered by the flagstone will have shade-tolerant ground cover (Asiatic jasmine) installed. The project cost has been provided by the contractor and is awaiting HOA funding for execution.
- stated the 62 individual plants and the 10 flats of flowers installed in front of the entrance monument and at the entrance and exit corners next to the Parkway in April 2022 did not all survive the freezing temperatures in late 2022 and early 2023. The HOA landscape design/maintenance contractor has confirmed the perennials in those areas that have not yet resprouted are victims of the freeze. The Board intends to have the contractor provide a cost estimate for replacing the plants in those areas.