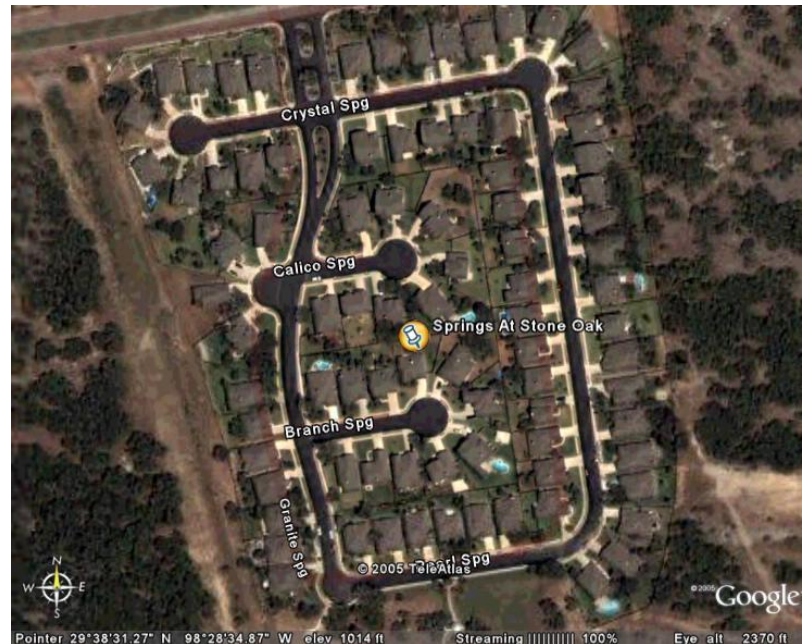


# Welcome to the Springs at Stone Oak HOA 2024 Annual Member Meeting



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 22, 2024*)
- Association Manager comments (Jennifer Valdez)
- Board of Directors Election (3 vacancies)
- 2023 Financial Review
- Unfinished Business
  - SARA/FEMA floodplain protest update (Bob Dumais)
- New Business
  - HOA Projects: Completed in 2023, Candidates for 2024
  - AGMM attendee survey: replace community park swing set(s)? Toddler & adult, one or other, neither?

# Agenda (con't)

- 2023 CCR & Bylaws changes
    - CCR amendment to authorize Board to assess fines for CCR violations
    - HOA-related bills passed by 2023 Texas Legislature
  - HOA Committee/Contacts vacancies
    - HOA Website Manager
    - Stone Oak POA Neighborhood Committee Representative
  - Homeowner Comments
  - Adjourn
- 
- Open Board of Directors Meeting (HOA Officer Election by Board)

# Call to Order

# Determination of Quorum

For the Board of Directors Election do we have at least 18 voters in total:

- In person
- By Proxy
- By Ballot

# Proof of Notice

## Mailed & e-mailed January 22, 2024



**Hill Country Homeowners Association Managem...**

Inbox - G-Dan Main

January 22, 2024 at 7:00 PM

Vote now: Hill Country Homeowners Association Management - The Springs at Stone Oak 2024 An...

[Details](#)

To: Dan Cernoch III,

Reply-To: [contactus@hillcountryhomeowners.com](mailto:contactus@hillcountryhomeowners.com)

### Vote now: Hill Country Homeowners Association Management - The Springs at Stone Oak 2024 Annual Meeting

**NOTICE OF 2024 ANNUAL MEETING TO PROPERTY OWNERS OF**

**THE SPRINGS AT STONE OAK OWNERS ASSOCIATION**

Meeting Access Instructions, Absentee Ballots & Voting Information

Dear Springs at Stone Oak Owners Association Property Owners,

This notice officially announces the Annual Meeting of the Springs at Stone Oak Owners Association, on **February 6, 2024, at 6:00pm at Encino Library, 2515 E Evans Rd, San Antonio, TX, 78259.**

# **Association Manager Comments**

# **Board of Directors Election**

## Qualified Candidates

- Anthony Stanchfield
- Robert Hanssen

# Financial Review

## Current Assets

As of: 12/31/2023

– Reserve Fund CD 37 (matures 9/23/24)	\$26,522.06
– Reserve Fund CD 38 (matures 9/23/24)	26,897.31
– Reserve Fund CD 40 (matures 2/21/24)	51,247.74
– Reserve Fund CD 41 (matures 8/24/24)	26,293.90
– Reserve Fund savings account	20,791.54

<b>Total Reserve Funds</b>	<b>\$151,752.55</b>
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– Operational Funds (checking account)	<u>\$45,985.31</u>
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<b>Total Current Assets</b>	<b>\$197,737.86</b>
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## Delinquent Accounts

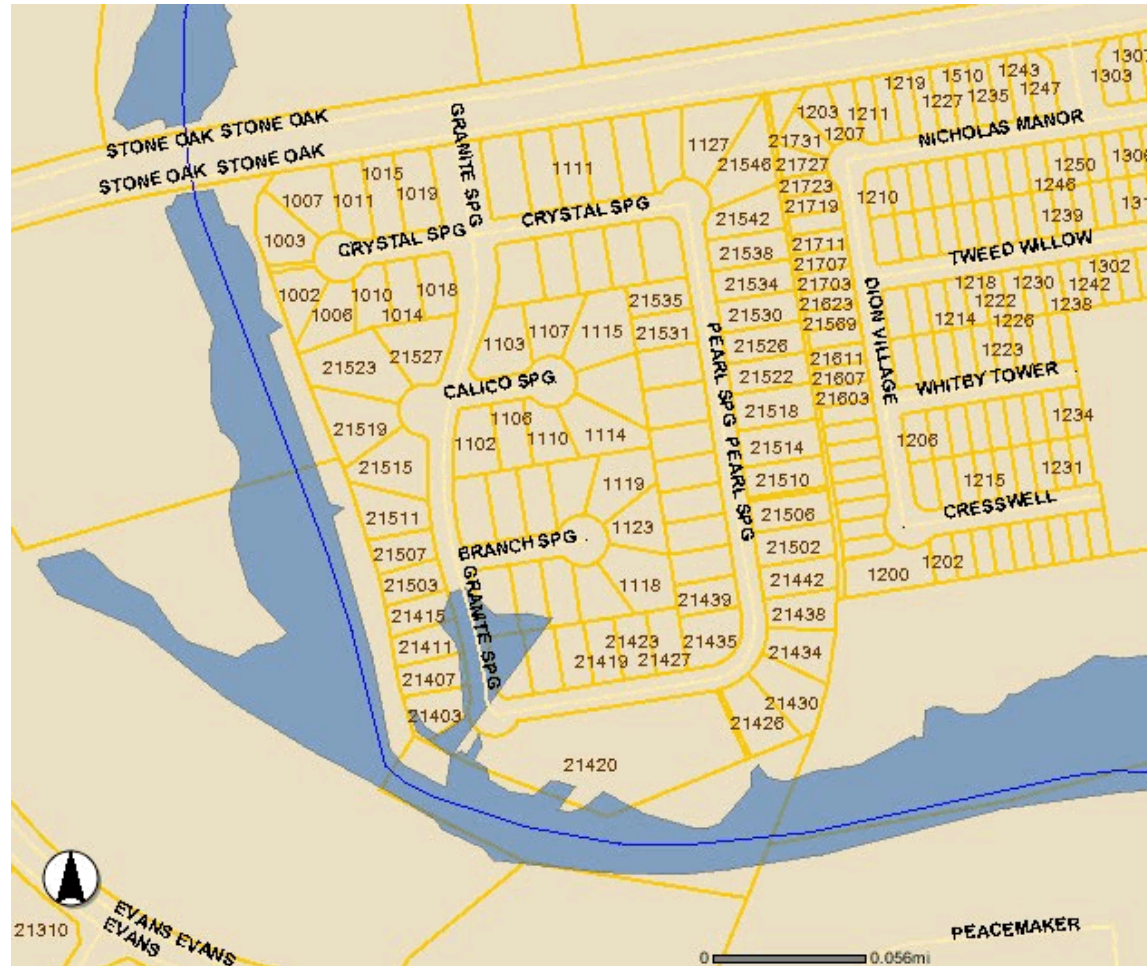
2 Delinquency, 0 Payment Plan	<b>\$944.42</b>
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# **Unfinished Business**

## **SARA/FEMA Floodplain Map Protest**

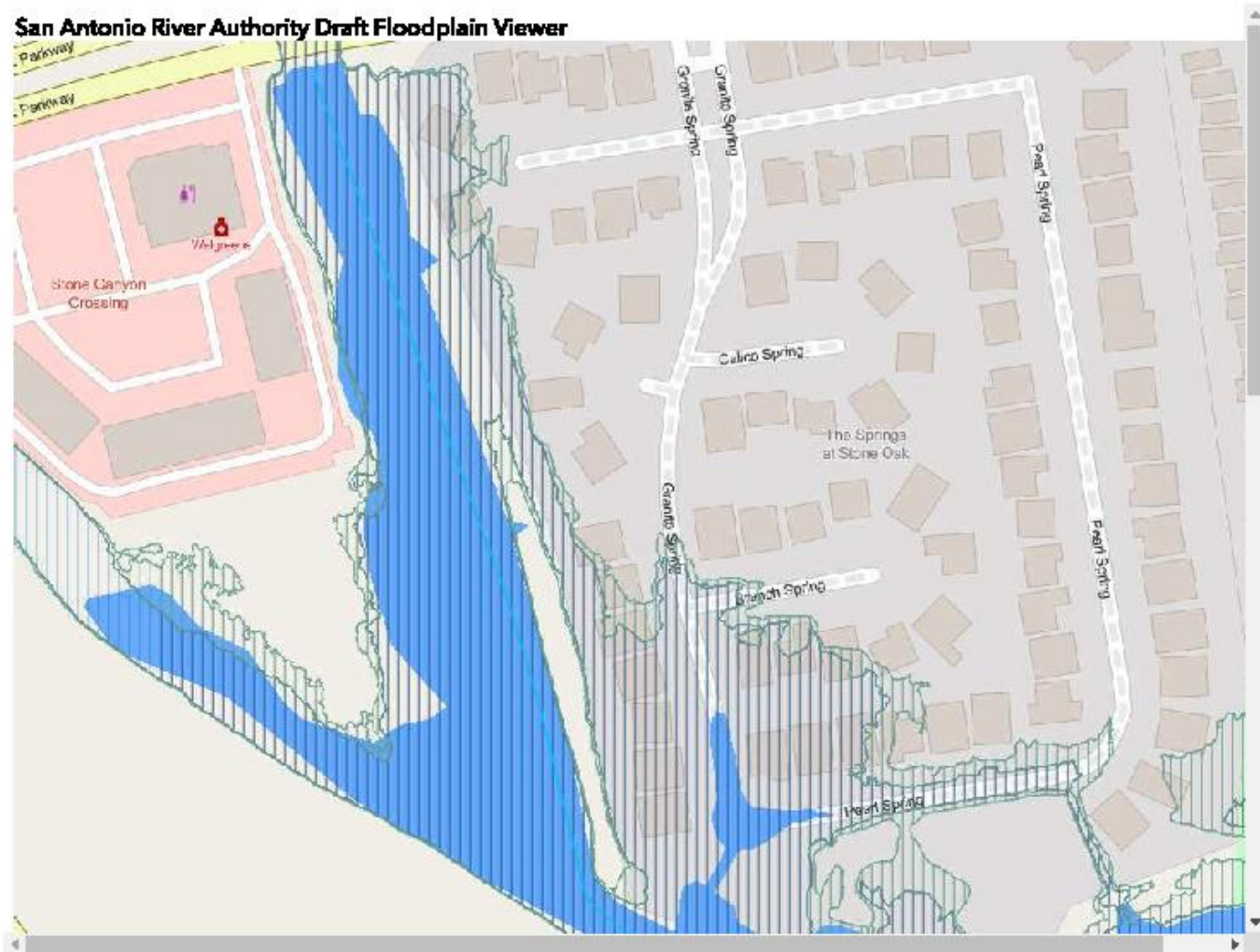
- Current floodplain maps approved by FEMA in 2007
  - Springs homeowner-led protest successful in removing multiple Springs homes/lots from proposed maps
- Floodplain update incorporates NOAA rainfall data not previously available
- 27 Springs homes/lots in proposed floodplain or 30-year flood hazard
- 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 (2019 form revision)
- Of 566,316 single-and multifamily residences in Bexar County, 6,441 had flood insurance (2022)
- New floodplain maps will not become effective for another 18-24 months
- Greatest flooding threats to Springs neighborhood is Mud Creek and the earthen dam across Stone Oak Parkway adjacent to Stone Oak Park

**2007:**

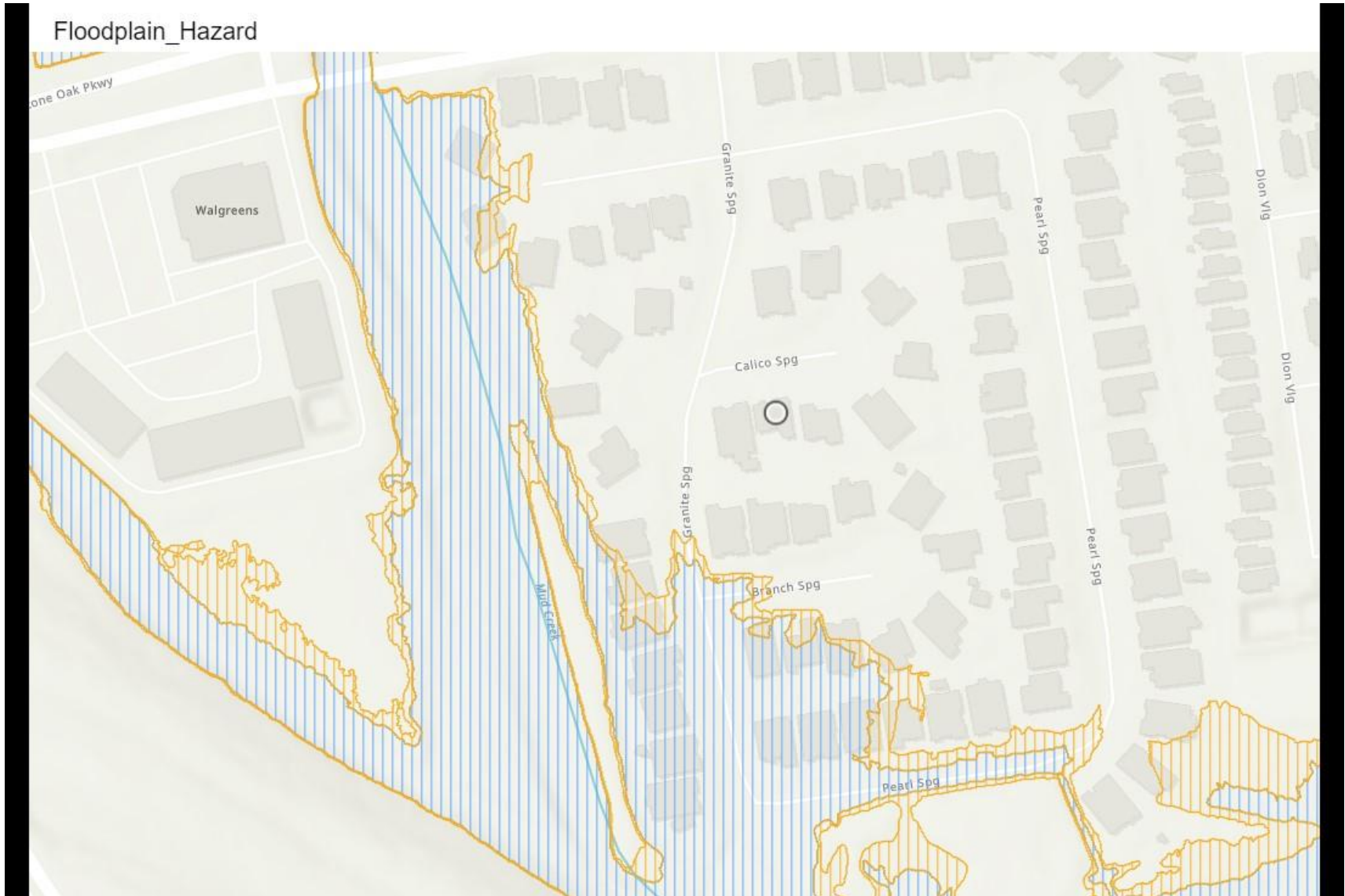


# Unfinished Business: Draft SARA/FEMA Floodplain Update

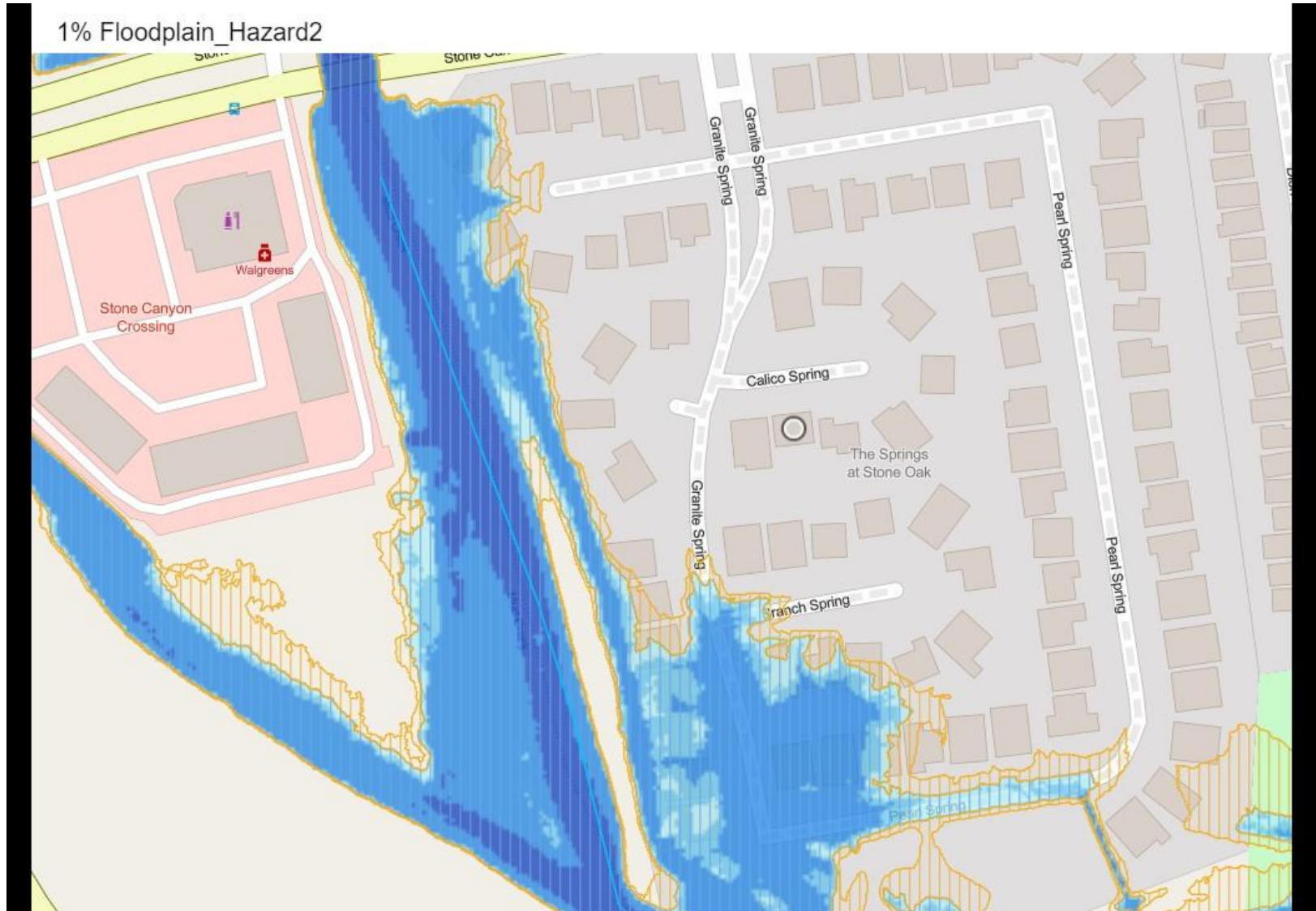
2023  
(Draft)



# Unfinished Business: SARA/FEMA Floodplain & Flood Hazard Map



# Unfinished Business: SARA/FEMA 1% Floodplain & Flood Hazard Map



# **New Business:**

## **HOA 2023 Projects (Completed)**

- Landscaping refresh, community park:
  - Installed new perennial plants in all flower beds
  - Replaced pop-up sprinklers with drip irrigation in all flower beds, allowing multi-day watering during 2023 drought
- Common area paint refresh project
  - 3 proposals received from contractors – awaiting award by Board



# New Business:

## HOA 2024 Projects (Candidates)

- ❑ Replace/repair pedestrian gate

- **\$3,160** replace estimate  
(Nov 2023)



- ❑ 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

- **\$3,892** estimate  
(Aug 2022)



# New Business: HOA 2024 Projects (Candidates)

☐ Replace marquee



**\$2,785**  
**+installation**

# New Business

## Swing Set Survey

- AGMM attendee survey:
  - ❖ Replace toddler swing set
  - ❖ Replace 'adolescent' swing set
  - ❖ Replace both
  - ❖ Replace neither



# New Business

## 2023 CCR & Bylaws Changes

- CCR amendment: authorize Board to assess fines for CCR violations – *status*
- HOA-related bills passed by 2023 Texas Legislature
  - HB 886: Assessment Lien Filing
    - 3 monthly written notices required before filing a lien
      1. Sent by first class mail or email
      2. Sent by certified mail (return receipt)  $\geq$  30 days after 1<sup>st</sup> notice
      3. Sent  $\geq$  90 days after 2<sup>nd</sup> notice
  - HB 1193 (Anti-Discrimination Based on Section 8 Status)
    - HOA may not prohibit or restrict a property owner from renting a residence to a person based on the person's method of payment
  - HB 614 (Fines and Enforcement Policy): Must include in HOA fining policy:
    - (1) general categories of restrictive covenants for which the association may assess fines;
    - (2) a schedule of fines for each category of violation;
    - (3) information regarding hearings

## **New Business:**

- **HOA Committee/Contacts Vacancies**
  - HOA Website Manager
  - Stone Oak POA Neighborhood Committee Representative
- **USPS Cluster Box Repair/Replacement**
  - Now HOA responsibility
  - Vendor example: \$5,200 for 26 mailbox, 2 parcel locker cluster (+installation)

# Homeowner Comments



Adjourn

*and THANKS for attending!*

# **Open Board of Directors Meeting**

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



# Backup Slides

# **New Business:**

## **SARA/FEMA Floodplain Update**

**Does Mud Creek ever flood?**

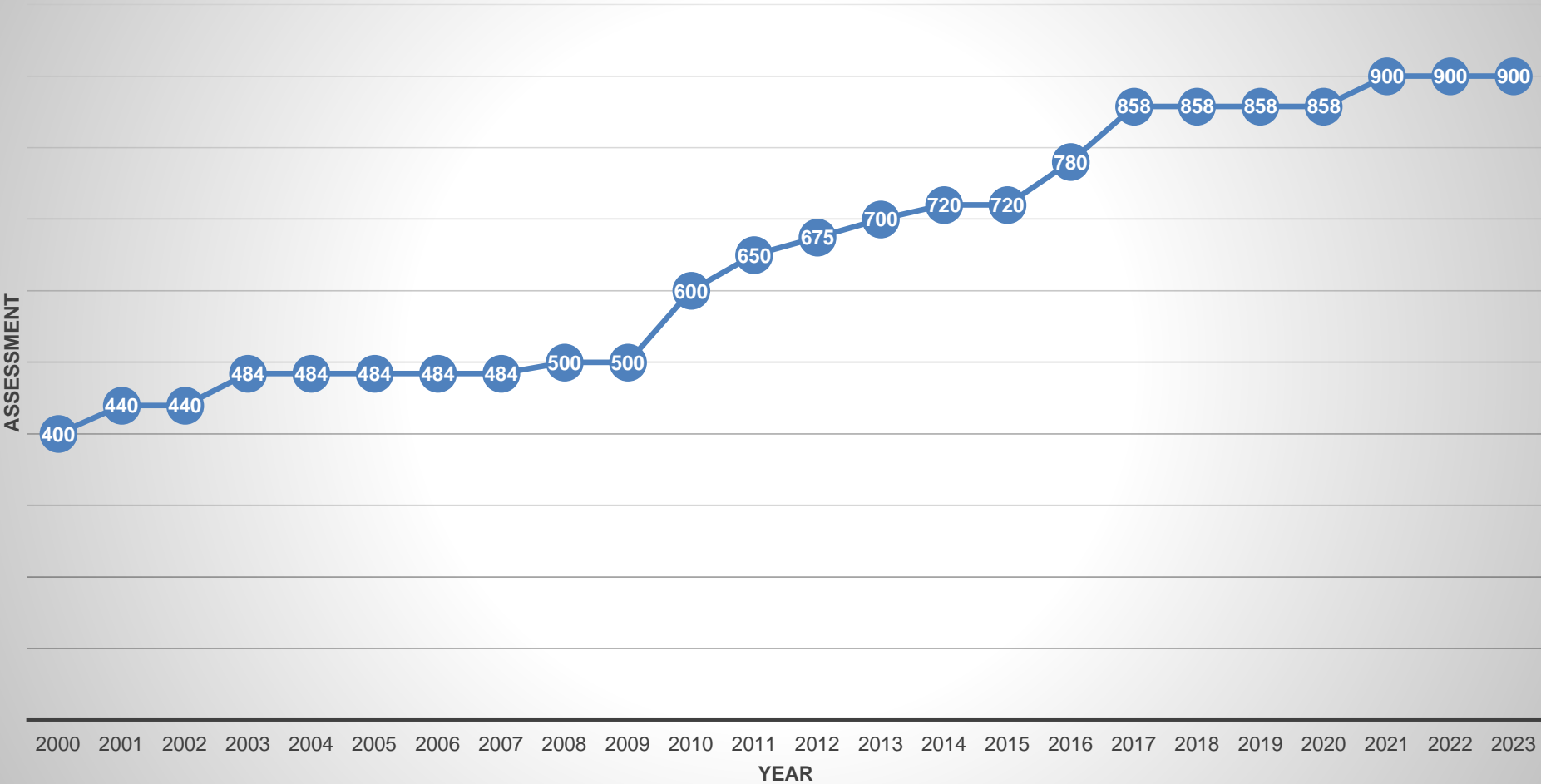


July 2014: Photo taken from  
Springs park west side concrete  
drain culvert

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



# SPRING HOA ASSESSMENT HISTORY



# SPRING HOA RESERVE FUNDS

