

Springs at Stone Oak Board of Directors Meeting

Wednesday, February 12, 2020 – 6:30 p.m.

Homeowners' Open Forum – 6:15 p.m.

President Gary Bushover explained the concept and rules of HO Open Forum that will now begin 15 minutes prior to the BOD meeting instead of during the BOD meeting. HO questions will be addressed prior the BOD meeting and HO will no longer have input during the meeting. Hopefully, this will allow timely BOD meetings and Executive session to be completed before library closes at 8:00 p.m., while allowing HOs input regarding concerns/questions about our community. (The change to the HO forum is posted on the Springs HOA website.)

1. Is the gate fixed now? The poor and inconsistent operational issues of the gate have been more frequent over the past year and a continuing concern of the HO and BOD. It has sometimes taken days to have the gates repaired, leaving the gates open for 3-4 days at a time, sometimes longer. The prior gate company did not always have parts on hand and had to order replacement parts, adding to the number of days the gates were left open. HOA just contracted with Quality Access Control Services for a gate upgrade project and BOD approved a \$16K expenditure to bring gate into compliance with UL 325 codes, enacted to reduce risk of entrapment to individuals and automobiles, and further address the need for immediate/timely repairs of the gate and consistent operation of the entrance/exit gates. Quality Access Control Systems was contracted to inspect the gate/ update the gate and will do quarterly maintenance checks. Quality Access is scheduled to complete the gate upgrade (electrical work) next week, weather permitting.

2. The trash between Springs and Villages of Stone Oak – the fence has been fixed; drainage ditch needs to be clean out. Vasan has pictures to share with the board. The ravine between the 2 communities needs to be cleaned out. This is Villages of Stone Oak property and their responsibility. HC will reach out to Villages to address the “dumping ground”.

3. HO inquired about adding a gate at end of Granite Springs to allow shortcut and avoid walking along Stone Oak Parkway? This is doubtful as only the drainage ditch is HOA property. Immediately next to drainage ditch is HO property and they would have to allow and doubtful they would agree. Regarding further inquiry as to access at back of neighborhood, the property at park and immediately behind is HOA's. The property HO questions between Springs and Walgreens shopping center belongs to SAWS and City of SA.

Call to Order:

The meeting was called to order at 6:30 P.M. by Board President, Gary Bushover. Four of five board members present. In attendance were other Board Members Evangelina Sanabia, Dr.

HILL COUNTRY HOMEOWNERS ASSOCIATION MANAGEMENT

11844 Bandera Road #466, Helotes, Texas 78023 800.998.6721

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Vasan, and Carolyn Clark. Absent was Board Member Jack Shuffield. Hill Country HO Mgmt. representative was Michael Gentry

Approval of Minutes:

The minutes from the 10/2/2019 Board of Directors Meeting were read by Secretary Evangelina. Board President Gary Bushover made the motion to approve both and the motion passed unanimously.

BOD Actions without prior notice since the last BOD meeting (10.2.2019)

1. Approved contract for Republic Tree Service to trim trees in commons areas (\$11,600); this was inadvertently reported to be \$9K in the 10.2.19 meeting
2. Approved installation of electrical outlet at the gazebo (\$415) – project cancelled. Electrician advised the system may be overloaded with adding the gazebo outlet, as it would have to run from the lamppost. Electrician advised against proceeding with project; BOD agrees.
3. Approval of contractor assistance (\$100) of Christmas lights at entrance. BOD and HO also assisted with putting up and taking down lights.
4. Approved carry forward of 2019 HOA Budget and assessment amount of \$858 for the 2020 HOA Budget and assessment.
5. Approved deactivation of HOA CCR/Bylaws Revision Committee that was created in 2018 due to extended inactivity.
6. Approved annual maintenance contract with Quality Access Control Systems for gate maintenance. (\$169 for initial inspection; \$811 for quarterly maintenance inspection/services)
7. Upgrade of entrance/exit access gates to comply with 2016 and 2018 Underwriters Laboratory standards, reducing risk of entrapment (\$16,593)
8. Approved contractor relocation of two large boulders on marquee island as they interfered with the proper access to the new marquee. (\$125)

Review of current financial reports.

Carolyn Clark reviewed financial reports, balance sheet and income statement.

Unfinished Business

1. Review and adjustment of 2020 budget allocations
2. CCR Amendment to assign authority to BOD to assess fines for violations of CCRs

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New Business

Common Areas – Repair/Maintenance

1. Mortar and Concrete
 - a. Marquee island wall cracks
 - b. Entrance monument wall cracks
 - c. Gazebo tile floor repair or replacement
 - d. Pearl Spring Culvert sidewalk bridge repair
2. Pearl Spring Culvert clean out
3. Electrical
 - a. Power panel at front entrance – unattached photoelectric device, loose breaker switch panel
 - b. Pedestal light at park – replace photocell
 - c. LED monument light fixture is broken
 - d. Test 3 GFCI outlets by monument to ensure operating correctly
 - e. Obtain cost estimate to reorganize wiring in in-ground electric panel adjacent to entrance gate controller/ replace cover and panel
4. Replace missing wood barrier at Park's east side culvert
5. Remove existing No Solicitation sign and replace with new wall mounted sign
6. Obtain estimates for rain/freeze sensors for 2 battery powered irrigation system controllers and 2 electric controllers
7. Recently painted culvert railings at Park and Pearl Springs is bubbling and chipping – warranty work?
8. C&K Lawn contract
 - a. Not signed by C&K representative
 - b. Pet waste station clean out annotation not signed by C&K representative
 - c. Add Pearl Spring culvert debris/vegetation removal maintenance to the contract

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9. Common area Landscape improvement
 - a. Carolyn Clark has met with landscaper to discuss:
 - i. turf enhancements and need to save the HOA's investment in grasses in common areas
 - ii. height of grass cutting has been too short
 - iii. weed control
 - iv. core aeration, compost and mulch for beds
 - v. maintaining and improvements of *all the beds* in the common areas
 - vi. \$5K budgeted this year for landscape beautification
10. Neighborhood watch signs – BOD discussed some HO concerned with installation of *any* crime watch signs and some concerned with placement. Gary wanted to survey the HO to allow them to decide on watch signs. Vote was 2-2 and no action will be taken at this time.
11. Consideration for approval:
 - a. Replace entrance gate with Ramset controller with Liftmaster controller (\$3,174.56) or repair existing Ramset controller that was installed in 2007 (\$1,037.50) – BOD approved to replace entrance gate with Ramset controller with Liftmaster controller (\$3,174.56).
 - b. Transfer \$6,500 from checking account to Reserve Funds – as the BOD approved the replacement of the Ramset gate controller, BOD approved transfer \$3,500 from checking to Reserve funds and balance of \$3K to remain in checking to pay for the gate controller
 - c. Consideration for approval - reinvest Reserve fund CD maturing 3/23/2020 for 12 months; BOD approved reinvest maturing CD for 12 months and that keeps the CDs laddered.

HC Association Comments

Review of the items that HC has been assigned for follow up.

Meeting Adjourned:

Motion for adjournment passed. 7:32 p.m.

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Executive Session

Called to order 7:33 p.m.

Irrigation Issues - Discussed irrigation system repair & maintenance contractor options.

Delinquent accounts – Currently 8 delinquent accounts. One account is in an active payment plan. One account is to be referred to a collection agency and the delinquency reported to credit reporting bureaus. One account is to be referred to legal to send a final demand letter and initiate a lien on the property.

Adjournment of Executive Session:

The meeting was adjourned at 7:51 PM.