

Shannon Ridge Homeowners' Association

Membership Meeting Minutes

February 24, 2024

1:00 pm

Wilson County Ag Extension Rooms 9 & 10
1103 4th Street (same complex as the library)
Floresville

Minutes

(DRAFT)

Call to Order: 1:13 pm

Roll Call of Board Members:

Present: Andi Kelly, president; Debi Segovia (on behalf of Conrad Krueger), parliamentarian; Glen Mabe, area rep #1; Leonard Ruiz, area rep #2; Terry LaBreck, area rep #6

Absent: Tom Segura, vice-president; Alena Berlanga, secretary; John Turner, treasurer; Ed Matheaus, area rep #3; Rex Minard, area rep #4; Mande Henk, area rep #5;

Several board members had medical issues while some are recovering from recent surgeries.

Establish Quorum: With the addition of new members signing up at the meeting there are 89 total members.

It takes 20% for a quorum = 18.

Total attendees = 27 properties represented

A quorum was established.

Note: the room was filled with owners and their spouses; over 50 people were in attendance.

Approve Agenda:

Andi Kelly added Item #6 to New Business: Discussion about a St. Patrick's Day event.

Motion by Charlie Chrzanowski to add item #6 to the agenda, seconded by Kim Bradley, unanimously approved.

Approve Minutes:

Membership - October 21, 2023:

Motion made to approve minutes by Nate Segovia, seconded by Patrick Hutzler, unanimously approved.

Announcements:

The board has approved Debi Segovia to fill in as parliamentarian while Conrad Krueger recuperates from surgery.

Reports

1. President's Report – items in the report were verbally highlighted. A full copy of the report will be published on the website.
2. Treasurer's Report - discussed balance and status of legal expenses for pending suits. Legal expenses for 2023-2024 total \$23,093.79 one case has been finalized awaiting the judge's signature while the other case is still pending. There will be more legal expenses with these two cases.

2024 beginning balance: \$53,141.87
ending balance: \$47,241.25

Dues income for 2024: \$ 3,986.00
Less convenience fees: - \$ 28.08
\$ 3,957.92

With the addition of PayPal payments, the association charges \$3.00 for a “convenience fee”.

A member questioned how a homeowners’ association can have upwards of \$70,000.00 in the bank with members paying only \$50.00 per year. It was explained that basically for years homeowners paid dues with very little going toward expenses. Main expenses in the past were for electricity for the light at our entrance which averaged \$140/year and \$10-\$12/year for a garage sale ad for the Fall event.

It was noted this past year the association had quite large legal bills. Once the judge signs off on one legal case we will get a final bill to one violation issue. We hope the second violation case will be resolved and come to a close soon and the association can begin saving some money again.

Unfinished Business

None

New Business

1. Voting took place on governing documents
 - a. Restated Certificate of Formation (formerly Articles of Incorporation)
 - b. Bylaws
 - c. Standing Rules
 - d. 2024 Budget
 - e. Membership Minutes – 10-21-23

2. Deed restrictions revisions/update

The board is polling members to see if a change in our deed restrictions is warranted. Glen Mabe spoke about our antiquated deed restrictions which began in 1997. At the time the developer put deed restrictions in place, but since our growth and changing times our current deeds have become vague and riddled with ambiguities.

Highlighted changes:

Definition of noise.

Vehicles: maintenance vs repairs; use of ATVs/off-road vehicles

Chickens/poultry/fowl: wording taken from the TX legislature when it addressed restrictions put in place, with a few more restrictive provisions for our intended use. One member brought up the fact that our revision stated the coop must “be kept clean from feces” which is not reasonable given the nature of chickens. This was amended to state “accumulated feces” so as not to create a health hazard.

By a show of hands, most were in favor of proceeding with the next step in amending our deed restrictions, with two opposing. The board will formulate changes to be mailed to all property owners with a ballot for voting to approve or disapprove.

3. HK Bella's Ranch (Richter Ranch Subdivision) update

Andi Kelly gave an update with her and Debi Segovia's meeting on February 5th with Commissioner King, and Andi attending the February 15th meeting with the Wilson County Permit and Development department.

February 5th meeting: The developer (HK Real Estate Development) had not yet submitted a plat for plans. Mr. King did discuss parts of a meeting with the developer where the developer stated they would like a baseball field/park situated up front in close proximity to the wastewater treatment facility. Mr. King also indicated that the Kerry Lane access point to this proposed subdivision will have a locked gate with electronic access only to fire, police and such emergency vehicles. He also mentioned it would be an emergency exit for residents of Shannon Ridge being we currently have only one egress point. The developer also told Mr. King that there would be a 60 foot easement/greenbelt to run along Tipperary & Kerry Lanes, so no properties or buildings would be directly adjacent to those Shannon Ridge homes.

Questions were brought before Mr. King, such as, once the developer turns over the subdivision to its homeowners, who will be responsible for maintenance of the wastewater treatment facility. It would most likely fall on Wilson County to maintain and test the facility and the county would face the expense which could be costly when done proficiently. Mr. King did say the developer wants 1/4 acre lots, and a variance to adjust property setbacks was already approved previously from 15 feet to 5 feet. It is understood this adjustment was made so the developer can include sidewalks.

Mr. King also stated to his knowledge TCEQ has not officially approved the wastewater treatment facility.

February 15th meeting: Brady Baggs, Exec VP for HK Realty, was in attendance. Baggs starts off by saying there is little to no low-cost housing here in Floresville. Where will local workers live where they don't have to drive a distance to go to work? He mentioned if his daughter were to move to Floresville, she could not afford to purchase a home on a half-acre lot as they go for \$350K-\$400K on up. So, there is definitely a need for housing around the \$250K-\$275K range. There is a subdivision selling homes in the \$350K-\$400K range and they sell 1 home/month. Vs other developments in the \$250K range sell around 5 homes/month. Then Baggs spewed monetary gain to the county through property taxes for this amount of homes. King asked where will all the kids go to school? One homeowner said this will impact not only schools, but our small hospital, emergency clinics, emergency services, etc. by having potentially thousands of more residents just in one subdivision alone! And this is not the only subdivision being built in Wilson County.

Baggs was asked what size lots are being considered. Answer: 40' x 120'. Committee member stated that is 0.11 of an acre! Baggs said there is nothing illegal with their plan development and state code 232.101(b), the Commissioners Court cannot regulate the number of houses on one acre. He also referred to Article II-M(2) [Order Adopting Rules of Wilson County, Texas] where it states there is no minimum lot size. Baggs admitted he wouldn't want to live next to neighborhood like that. Commissioner Pierdolla said this kind of neighborhood would definitely not fit in the "country" atmosphere that we currently have. King said he has to look out for his people's interests as well as Wilson County's. **Baggs said the developer is pretty hard set and**

not willing to bend due to their legal rights. He did say, due to the information gained through the townhall we had in December, that the access going through Shannon Ridge prompted the developer to say they will put in an emergency gate at the end of Kerry Lane to stem the flow of traffic.

Discussion: Water treatment facility: Baggs said that there would be no additional impact as to flooding on Mr. Freasier's property as their plan is to *recycle* the treated water. Baggs said the bulk of the treated water will be used to supply water to their proposed soccer field and common areas.

Discussion: Roads: County docs Article VII-A(2) states a 30' minimum of asphalt with 8" curb & gutter on each side. Fire chief (in attendance) and committee were concerned with the tiny sized lots there will be nowhere to park vehicles, therefore most people will be parking on the streets. That is to include big trucks with extended mirrors, boats, etc. You'd be lucky to get an emergency vehicle through such a crammed street. And most residents would have 2-4 vehicles. Where will they park? Baggs brought up Article VII-B(8) states a minimum requirement is 24', and therefore 30' is *more* than the minimum. Since fire trucks hold 2500 gallons of water and there will be no hydrants available, this is a cause for concern as well especially going down a crammed street **IF** the fire truck can even get through. And if they upgrade trucks with bigger holding tanks they definitely won't be able to get through. Committee Chairman Luz Serrato will research other communities of this nature to see how they handle the flow of traffic, then report back to the committee.

End of meeting King said there needs to be some sort of minimum lot size – but yet that is a state issue and legislation would have to be amended. He also said that there should be some sort of agreement between road sizes with parked cars and the ability to get emergency vehicles (fire trucks) down a jammed road.

There will be an Open Forum meeting with the Permit & Development Department on Monday, March 25th at 1:00 pm. This meeting will follow the Commissioner's Court meeting and will be held at the County Courthouse. **We encourage anyone to attend this meeting and voice your concerns and opinions!!**

4. Shannon Ridge Roads

Also, in our discussion with Mr. King on February 5th, we addressed the poor condition of the roads in Shannon Ridge. Mr. King explained that with the county budget meeting held last September, out of the 4 precincts, our precinct gets approximately 1/3 -- \$600,000 -- of the road revenue. He also said our precinct has the most roads totaling 296 miles and some roads have no pavement. Therefore, guess who gets paved/fixed first!

Debi Segovia suggested the county develop a 10-year capital improvement plan (CIP), which would utilize debt issued in the form of general obligation, certificates of obligation, or tax anticipation notes to address the dire condition of many roads in the county. The county can also issue a bond to help fund our roads.

5. Discuss downsizing from 6 to 4 area/subdivision reps

Andi Kelly discussed the difficulties in procuring members to fulfill the seats of our six area reps. The board approved downsizing to 4 area reps. This can be done in two different scenarios:

Scenario #1:

October 2023 election:

Reps #5 & #6 terms don't expire until 2025. We phase those 2 positions out in 2025, and Mandee Henk (#5) & Terry LaBreck (#6) can opt to run for another position in 2025.

Scenario #2:

October 2024 up for election:

Rep #2

Rep #4

If we drop Reps #5 & #6, Mandee Henk & Terry LaBreck can run (again) for the #2 & #4 slot if desired.

Motion by Luisa Roijas to move forward with scenario #2, seconded by Kim Bradley, unanimously approved.

6. Spring community garage sale

By a show of hands, members were in favor of holding a Spring community garage sale. We will target Saturday, April 6th and communicate with other neighborhoods (Abrego Lake, Eagle Creek, & Bentwood) to coordinate such events. Further details coming.

7. St. Patrick's Day event

Members were in favor of holding a St. Patrick's Day event. March 17 falls on a Sunday. The option was Saturday, March 16th or Sunday. Michelle Papp suggested holding the event on the Sunday since people work on Saturday. Locations were suggested and Helton Park was chosen since it has a covered pavilion with tables and seating. Cost to reserve the venue is \$150.00.

Motion by Michelle Papp to approve the \$150.00 for the Helton Park venue for March 17th, seconded by Sara LaBreck, unanimously approved.

Ballot Results:

Patrick Kelly and Chip Bradley opened envelopes and counted ballots.

a. Restated Certificate of Formation (formerly Articles of Incorporation)

27 votes cast

18 votes needed to pass

27 votes for approval

0 votes for disapproval

b. Bylaws

27 votes cast

18 votes needed to pass

26 votes for approval

1 vote for disapproval

c. Standing Rules

27 votes cast

18 votes needed to pass

26 votes for approval

1 vote for disapproval

d. 2024 Budget

27 votes cast

18 votes needed to pass

27 votes for approval

- 0 votes for disapproval
- e. Membership Minutes – 10-21-23
- 27 votes cast
- 14 votes needed to pass
- 27 votes for approval
- 0 votes for disapproval

Comments:

1. Charlie Chrzanowski asked what the board is going to do regarding HB 614. HB 614, also known as "Fines and Enforcement Policy," requires all Texas HOAs to establish enforcement policies detailing types of restrictions and the schedule of fines for each. This law specifically states:

“A property owners' association board shall adopt an enforcement policy regarding the levying of fines by the property owners' association. The policy must include:

- (1) general categories of restrictive covenants for which the association may assess fines;*
(2) a schedule of fines for each category of violation; and
(3) information regarding hearings...”

Since our HOA is voluntary our board simply may opt to state there will be zero fine(s). This will be brought up at the next board meeting, April 13th.

2. A member brought up the signage up front and the dire need for replacement. Patrick Hutzler stated when he went to remove the “Deed Restricted” sign to fix it, it was so rotten and brittle, it broke while removing it. In fact, the whole sign is aged and is past the point of repair.

Lou Menendez spoke up and presented an AutoCAD rendition of a proposed new sign with brick and concrete. He took it upon himself to create the new sign on paper, but before going further wanted to know if his new sign idea would be of interest to homeowners before pursuing pricing out materials and labor. After members saw his design on paper, there was overwhelming support to go ahead with pricing. A draft of the proposed design will be available on the website for all to view.

Next board meeting and membership meeting:

Board meeting April 13th (place TBD)

Membership meeting April 27th (place TBD)

Adjourn: Motion by Charlie Chrzanowski to adjourn the meeting, seconded by Lou Menendez, unanimously approved. Meeting adjourned at 2:17 pm

Respectfully submitted,

Alena Berlanga
Secretary