

Shannon Ridge Homeowners' Association

Board of Directors Meeting

Saturday, April 13th

Wilson County Ag Extension Rooms 9 & 10

1103 4th Street, Floresville

Minutes

(DRAFT - to be approved at next board meeting)

Call to Order: 10:11 am

Roll Call of Board Members:

Present: Andi Kelly, president; Tom Segura, vice-president; Alena Berlanga, secretary; John Turner, treasurer; Glen Mabe, subdivision rep #1; Leonard Ruiz, subdivision rep #2; Rex Minard, subdivision rep #4
Ed Matheaus, area rep #3; Mande Henk, area rep #5; Terry LaBreck, area rep #6

Absent: Conrad Krueger, parliamentarian; Ed Matheaus, subdivision rep #3; Mande Henk, subdivision rep #5; Terry Labreck, subdivision rep #6

Establish Quorum: 7 in attendance, 4 absent, there being a majority a quorum was established.

Approve Agenda:

Motion made by Glen Mabe to approve agenda, seconded by Tom Segura, unanimously approved.

To give preference to New Business Agenda item #1, and while the homeowners to the property subject to the complaint are in attendance, the board voted to move New Business Agenda item #1 for discussion/action prior to approving minutes.

Motion by Glen Mabe to move New Business Agenda Item #1 before minutes approval. Seconded by John Turner. Unanimously approved.

1. Violation #3: A complaint was filed by a homeowner stating it is difficult to sell the home due to the neighbor's piles of items/junk outside the house in plain view of the property for sale. Homeowners to the accusation were present to plead their case. A dumpster has been ordered and cleanup will commence once the dumpster is delivered.

The board decided to not pursue further action pending the cleanup of the residence.

Approve Minutes:

Board – February 10, 2024: Motion by Leonard Ruiz to approve board minutes, seconded by Rex Minard, unanimously approved.

Membership – February 24, 2024: Motion by Glen Mabe to approve board minutes, seconded by Alena Berlanga, unanimously approved.

Announcements:

Membership meeting – Saturday, April 27th, Wilson County Ag Extension Rooms 9 & 10, 1103 4th Street, Floresville.

Reports

1. President's Report presented for information only and will be posted on the website.
2. Treasurer's Report.
Beginning balance 1-1-24: \$53,091.87
Ending balance 4-13-24: \$47,768.16
Legal expenses for violation #1: \$21,123.46
Legal expenses for violation #2: \$2,603.14

Unfinished Business

1. Missing board members sign conflict of interest statement

New Business

2. HK Bella's Ranch (Richter Ranch Subdivision) update:
Once again we made the front page of the newspaper. Just to recap the Commissioner's Court meeting on March 25, prior to the Open Forum, Shannon Ridge got a BIG WIN by the commissioners forbidding the use of adjacent existing neighborhoods for ingress/egress routes and stating any NEW subdivisions with 100 or more homes must have TWO ingress/egress routes WITHIN their own subdivision.

Everything has been quiet to date, however the Permitting & Development Dept has their monthly meeting on Tuesday, May 7. Haven't heard yet if HK Development will be presenting a re-drawn plat. Check the Permits & Development Facebook page for any updates.

3. Proposed Bulletin Board on Website: Patrick Hutzler emailed: Would the HOA be willing to create a bulletin board on our website that posts information regarding local businesses. I hired a tree cutting company, and they did outstanding work. Brock (Steele Roots Tree Service, LLC) has given me a couple of business cards which I can photograph and send to you.

Discussion: This is NOT to be used for homeowners to advertise their own business. It is a place where homeowners can go to see recommendations from other homeowners about a particular business they have personally used (e.g. landscaping, plumbing, electrician, etc.) If one wants to give kudos and place a recommendation on this section of the website send us an email.

Motion by John Turner to approve such a bulletin board on the website, seconded by Glen Mabe, unanimously approved.

4. New Shannon Ridge sign proposal:
Andi talked with Lou Menendez. He still needs a quote from the mason, but he gave an estimate of a total cost between \$28,000-\$30,000 for everything.
Sign: \$10,143 (which includes \$2,200 for engineered plans – we don't want the sign to fall down)
Installation: \$2,500 - \$3,000
Roofing for the tower: \$750
Masonry: \$15,000 to include cinderblocks, bricks, mortar, etc.

Discussion:

ALL Shannon Ridge property owners should partake in the expenses, not just the HOA since the sign is for the neighborhood.

Possibly sell bricks with people's name as a donor toward the new sign.

We can slip in the proposal/costs when we mail out the deed restrictions info.

5. Spring garage sale April 6 – update/recap:
WC newspaper ad was \$16.20 (to be submitted). Plan was to split the ad cost between Abrego Lake, Eagle Creek Ranch, and us. Tried to reach out to Abrego's property manager, left messages, emails re: placing the ad. Finally contacted Prop Mgr and she said they don't do that as relating to placing an ad. She thought Abrego pres got in touch with me – no. Amazing for \$325/mo HO fees and they can't afford \$5 for an ad. Eagle Creek will send a check for 1/2 = \$8.10. This was a first for Eagle Creek and they said it went over well. They probably will do it again in the Fall – I gave her the Oct 5th date.
6. Cinco de Mayo event:
The board discussed holding the event at the pavilion at Helton Park.
Motion by Alena Berlanga to hold the event at Helton Park on Sunday May 5th, seconded by Glen Mabe, unanimously approved.
7. HB 614 – “Fines and Enforcement Policy”:
Attorney Lou Rosenberg mentioned on a few occasions that we should put forth some sort of resolution as to our stand re: the new TX law. Andi Kelly created the resolution and asked Mr. Rosenberg – without an invoice attached – to take a peek and give his opinion. He will get back to me re: thoughts/changes.
8. Deed Restrictions Revision – when to move forward:
Last Membership meeting all members, except 2 opposed, voted in favor of revisions with a couple changes.
Discussion:
Title 11: Restrictive Covenants: a property owners' assn by a **2/3 vote of the assn's governing body** may submit a procedure for amending restrictions.
Vague: Governing body as a whole? = 101 members
Governing body at the meeting voting on the issue? = 27
The board concurred the governing body is the voice represented at the membership meeting.

Next board meeting: Saturday, July 13, 2024, Wilson County Ag Extension Rooms 9 & 10
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Adjourn: Motion by Tom Segura to adjourn the meeting, seconded by Rex Minard. Meeting was adjourned at 11:39 am.

Respectfully submitted,

Alena Berlanga
Secretary