

Shannon Ridge Homeowners' Association

Board of Directors Meeting

Saturday, July 13th

10:00 am

Wilson County Ag Extension Room 10

1103 4th Street (same complex as the library)

Floresville

Minutes

(Approved 10-7-24)

Call to Order: 10:11 am

Roll Call of Board Members:

Present: Andi Kelly, president; Tom Segura, vice-president; Glen Mabe, subdivision rep #1; Leonard Ruiz, subdivision rep #2; Ed Matheaus, subdivision rep #3; Rex Minard, subdivision rep #4; Terry LaBreck, subdivision rep #6

Absent: Alena Berlanga, secretary (family emergency); John Turner, treasurer (knee surgery); Conrad Krueger, parliamentarian; Mandee Henk, subdivision rep #5

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

Approve Agenda:

Suggested additional agenda items:

#5 – Parliamentarian resignation due to health issues

#6 – Discussion on what constitutes a violation (Glen Mabe)

#7 – October 5 Garage Sale

Motion made by Glen Mabe to approve additional items to the agenda, seconded by Rex Minard, unanimously approved. The new agenda was adopted.

Approve Minutes:

Board – April 13, 2024: No changes were suggested. Motion by Ed Matheaus to approve board minutes, seconded by Tom Segura, unanimously approved.

Announcements:

Membership meeting with elections – Saturday, October 26th

Wilson County Ag Extension Rooms 9 & 10

1103 4th Street (same complex as the library), Floresville

Reports

1. President's Report presented for information only and is posted on the website.

2. Treasurer's Report presented for information only and is posted on the website.

Beginning balance 1-1-24: \$53,141.87

Ending balance 7-13-24: \$47,311.67

Total of 98 members

Amendment Procedure supplies and postage: \$354.05

Total Legal expenses for violation #1: \$21,123.46

Total Legal expenses for violation #2: \$2,603.14

Unfinished Business

1. None

New Business

1. Amendment Procedure update

After the deadline we ended up with 284 ballots, 4 of which cannot be counted due to no identifying name, signature or address on the return envelope. After the initial USPS mailing, a couple weeks later was a hand-delivery method to non-responders. A third attempt went to those who did not yet respond where they received an email if listed in our database with follow-up phone calls. Persistence pays off.

All return envelopes remain unopened with the inner secret ballot still sealed. There is a committee (non-board people) who will open the envelopes and separate the small ballot envelope from the signed return envelope. They will check off from a list those people who have returned their ballot for an official record as to who voted. Then the actual ballots will be mixed up in a box -- so as not to identify who voted yes or no -- opened and counted. This way everyone's vote is secret as dictated by Texas Property Code 211.004. Should we reach 67% approval of the Procedure of all property owners, only then we can move forward with changing the deed restrictions.

Once the Amendment Procedure is filed with the Wilson County Clerk, this will allow us to make changes to our deed restrictions. Each proposed change (section) will be put to a vote to either approve or disapprove. By presenting each change in this manner, some sections may be approved while other sections might not.

2. HK Bella's Ranch update

In a recent communication with Mr. Freasier, he states his hearing with TCEQ was postponed since TCEQ wants to schedule a site visit to determine if the HK application was correct – which he is strongly disputing. His attorney believes this will delay any approval of an application for more than a year. We will wait to see.

TCEQ informed Mr. Freasier that the Standards Implementation Team cannot conclusively determine at this time that a surface water connection between Sandpit Creek and the San Antonio River exists as described by the applicant (HK).

Because the Commission gave specific instructions requiring a determination on whether Sandpit Creek flows into the San Antonio River or terminates on Mr. Freasier's property, the Standards Implementation Team reexamined the discharge route proposed in the application. Upon closer examination of all information currently available, including Google Earth images and USGS topographic maps, the Standards Implementation Team can no longer attest to the accuracy of the description of the proposed discharge route in HK's application.

Based on this development, the Standards Implementation Team believes a site visit is necessary to determine whether a surface water connection between Sandpit Creek and the San Antonio River exists.

We will keep you posted as we find out more information from Mr. Freasier.

3. Elections in October

- a. Vice President
- b. Treasurer (3 yr term)
- c. Parliamentarian
- d. Subdivision Representative #2
- e. Subdivision Representative #4

Tom Segura indicated he will not run again for Vice President.

John Turner indicated he will run for treasurer.

A search for an interim parliamentarian will commence due to the resignation of Conrad Krueger. The position will remain open until such time the board appoints a replacement or the position is voted upon in October.

Leonard Ruiz indicated he will not run again for Subdivision Representative.

Rex Minard indicated he will not run again for Subdivision Representative.

Since Subdivision Representative positions #5 and #6 have been eliminated, Terry Labreck who currently holds #6 position will run for either #2 or #4 position.

The board will poll the membership to ascertain the interest of anyone who would like to run for board positions.

4. 2025 Budget to be approved at October Membership meeting

A Budget Committee will be formed to present a budget to the board for approval at its next board meeting October 12th. Once approved by the board, it will be presented to the membership for approval.

The budget should be approved at the October meeting for the next calendar year beginning in January, versus spending funds for 2 or 3 months before a budget can be approved in February or March.

5. Parliamentarian resignation

Conrad Krueger sent a message to Andi Kelly stating due to continued health issues, the board would best benefit by finding someone to fill his position. The board will search for an appointee and if unsuccessful, will wait until the elections in October.

6. Discussion on what constitutes a violation (Glen)

Glen Mabe discussed a homeowner issue, where a violation this board has resolved the beginning of the year. A neighboring homeowner told Glen the defendant is not complying with the lawsuit. Glen took pictures of the property and, while both plaintiff and defendant's attorneys mediated the lawsuit out of court and both attorneys stated the defendant is currently not in violation, there remains, on occasion, trucks and some equipment on the defendant's property.

The neighbor complaining told Glen he cannot see the equipment and materials from his house, only when he drives by.

The defendant explained to Glen he parks trailers on his property, sometimes they have stuff on them. He allows his employees to park there and carpool to a job site due to many times a job site will not allow cars/trucks unless they are commercial and belong on the job site.

Glen also pointed out, by driving around, he saw one residence with multiple vehicles; equipment parked (tractor); company vehicles; company trucks; company vehicles and

trailers; a pickup, a car, a tractor, the car and truck have been there for 19 years that Glen is aware of; multiple trailers parked on a couple properties; piles of dirt/mulch.

Our deed restrictions are vague. We must treat all properties the same. We cannot single out one homeowner for alleged violations when others are doing the same thing.

It comes down to trying to revise our deed restrictions. Tom Segura suggested any changes to the deed restrictions should go before the attorney. The deeds need to define what is considered “long term” as far as storing materials. What really qualifies as a detriment to our community?

Board members are tasked with reading through the current deed restrictions to make certain any future changes are not ambiguous and open to interpretation.

7. October 5 Garage Sale

We will hold our annual Fall garage sale on Saturday, October 5th. A newspaper ad will be placed and Eagle Creek will be asked again if they want to split the cost should they decide to have a garage sale the same day.

Volunteers are needed to set out signs the morning of the garage sale. Will ask for volunteers as the garage sale gets closer.

Next board meeting: Saturday, October 12, 2024, Wilson County Ag Extension Rooms 9 & 10
1103 4th Street, Floresville

Adjourn: Motion by Tom Segura to adjourn the meeting, seconded by Terry Labreck. Meeting was adjourned at 11:14 am.

Respectfully submitted,

Andi Kelly
(taking notes for Alena Berlanga, Secretary)