

Shannon Ridge Homeowners' Association

Membership Meeting Minutes

April 26, 2025

1:00 pm

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

Minutes

(DRAFT: To be approved at next membership meeting)

Call to Order: 1:05 pm

Roll Call of Board Members:

Present: Andi Kelly, president; Debi Segovia, vice-president; Alena Berlanga, secretary; John Turner, treasurer; Glen Mabe, subdivision rep #1; Kim Bradley, subdivision rep #4

Absent: Larry Sanders, parliamentarian; Mande Henk, subdivision rep #2, Ed Matheaus, subdivision rep #3

Establish Quorum: With the addition of new members signing up at the meeting there are 46 total members.

It takes 20% for a quorum = 9.

Total attendees = 13 properties represented

A quorum was established.

Approve Agenda:

Motion made by Alena Berlanga to approve the agenda, seconded by Glen Mabe, unanimously approved.

Approve Minutes:

Since we needed to approve the 2025 budget to have a working financial document, an email was sent to the membership to approve both the membership minutes from February 24, 2024 and the proposed 2025 budget.

38 email votes from members, which constituted a quorum, approved the 2-24-24 membership minutes and the 2025 proposed budget.

Announcements:

None.

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. To date there have been no legal fees. There are currently 434 properties in Shannon Ridge of which some owners own more than one lot.

Beginning balance 1-1-25: \$48,097.23

Ending balance 1-11-24: \$48,299.31

Total of 43 members

Expenditures:

PO Box fee: \$200

PayPal fees: \$9.36

St. Patrick's Day event: \$150

Unfinished Business

None

New Business

1) Front Entrance Sign Update

Glen Mabe discussed designs/options. A few prospective designs were passed around the membership.

Debi Segovia will draft a RFP (request for proposal) for pricing on a few design options. Updates will be sent to all available property owner email addresses.

2) Deed restrictions revision

Revisit educating property owners and potential vote in November 2025.

First order of business is to create and pass a PROCEDURE to be able to make changes to the deed restrictions. Once approved/adopted, the procedure will be filed with the County Clerk.

According to the attempt to pass the procedure last year:

Out of 402 total votes -- 269 was needed for approval.

Approved: 232

Disapproved: 48

Regarding the chickens legislation in the TX legislature:

HB2013 will be voted upon on Tuesday, April 29th

Agriculture & Livestock Committee passed the bill:

7 Ayes 0 Nays 2 Absent

If interested to voice your opinion:

Ryan Guillen: (512) 463-0416 or (956) 716-4838

Judith Zaffirini: (512) 463-0121 or (956) 722-2293

3) HK Bella – update

From Austin – the Administration Law Judges ruled in Freasier's favor, but HK is appealing requesting that the case go to a higher court. It really doesn't matter because the county and TxDOT are not going to allow their original plans to build 900 houses. Freasier said they have heard from some local realtors that HK was trying to sell the property to another developer.

The upcoming Commissioners Court scheduled for this Monday at 9:00 am – on the agenda is:

10. Discuss and take action on Executive Session request for the following:

b. Provide legal communication and advice to the Court on Bella Ranch
Phase 1 Plat approval correspondence.

Andi Kelly and Debi Segovia will attend this meeting. We encourage anyone who is interested to also attend.

Next Membership Meeting:

Saturday, October 25, 2025 at 1:00 pm

- ELECTIONS – 2 yr terms

President

Secretary

Subdivision Rep 1
Subdivision Rep 3
Wilson County Ag Extension Room 10
1103 4th Street, Floresville

Adjourn: Motion by Glen Mabe to adjourn the meeting, seconded by Debi Segovia, unanimously approved. Meeting adjourned at 1:53 pm

Respectfully submitted,

Alena Berlanga
Secretary