

Shannon Ridge Homeowners' Association

Board of Directors Meeting

Saturday, January 11th

10:00 am

via FreeConferenceCall.com

- Dial-in number: (605) 313-5704
- Access code: 1932972#
- Online meeting ID: shannonridgehoa

Minutes

Approved 4-12-25

Call to Order: 10:04 am

Roll Call of Board Members:

Present: Andi Kelly, president; Debi Segovia, vice-president; Alena Berlanga, secretary; John Turner, treasurer; Larry Sanders, parliamentarian; Glen Mabe, subdivision rep #1; Ed Matheaus, subdivision rep #3; Kim Bradley, subdivision rep #4

Absent: Mandee Henk, subdivision rep #2

Establish Quorum: 8 in attendance, 1 absent, there being a majority a quorum was established.

Approve Agenda:

Motion made by Debi Segovia to approve the agenda, seconded by John Turner, unanimously approved.

Approve Minutes:

Board – October 7, 2024: No changes were suggested. Motion by Glen Mabe to approve board minutes, seconded by Kim Bradley, unanimously approved.

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.
 - Beginning balance 1-1-25: \$47,746.67
 - Ending balance 1-11-24: \$48,097.23
 - Total of 32 members
 - Expenditures:
 - PayPal fees: \$2.34

Unfinished Business

1. None

New Business

- 1) Conflict of Interest statement
 - a) Each board member will sign a COI, to be kept on file
- 2) Review Policies and Procedures Manual Update
 - a) Each board member was tasked with reviewing the section pertaining to their position and report if anything needs to be changed/updated.
- 3) Standing Rules Update
 - a) October Board meeting dates scheduled for 10:00 am; current date of October 11 conflicts with Peanut Festival activities
 - b) Motion by Kim Bradley to table discussion; Second by Glen Mabe; motion carries unanimously
- 4) Discussion on possible future Social Events
 - a) Spring Garage Sale – discussed online advertising via the website. Will ask Michelle Papp of the work involved to do this.
 - b) St. Patrick’s Day – yes, to be held at the Helton Park Pavilion
 - c) Easter Egg Hunt – not enough participation
 - d) Cinco de Mayo
 - e) Labor Day BBQ Cookoff
 - f) Fall Garage Sale – yes, dates to be determined in case we switch dates with board meeting
 - g) Halloween – will see if Michelle Papp will be doing her walk-through haunt again this year.
 - h) Veteran’s Day
 - i) Holiday Decorating Contest – yes, it was well received last year and we had more participation than the previous years.
 - j) Discussed choosing 2-3 holidays to celebrate with event; no action taken
- 5) Deed restrictions revision
 - a) Discussion to educate membership and property owners on adopting “method” for revising deed restrictions NOT revising restrictions at this time
 - b) Proposal to discuss at April 26th membership meeting
- 6) HK Bella’s Ranch (Richter Ranch Subdivision) update from Mr. James Freasier:

“The TCEQ Commission has 90 days to make their final decision as to approve or deny HK's application for the waste Water Treatment plant. (Our attorneys feel confident that the Commission will require HK to resubmit their application.)

HK's application is moot at this point since the Wilson County Commissioners are requiring them to resubmit a plat. The new plat will require a 10 ft set back rather than a 5 ft set back. This in effect will drastically reduce the number of houses they could put on the 250 acres.

Also, TxDOT and County rules will require 2 entries and exits for any development of 100 houses. Also TxDOT requires a High Speed exit for any exit off of US 181. (HK does not have enough frontage for a high speed exit.)

I don't know if it is true or not but we have heard that:

- (1) HK is trying to sell the property to the developer that is building houses on FM 320 and
- (2) HK is planning a potential law suit against Wilson County.”

7) Newsletter

- a) Suggested by HOA member at previous meeting to send one newsletter via “snail mail”
- b) Motion by Glen Mabe to review other options for newsletter distribution; second by Kim Bradley; motion carries unanimously

Next board meeting: Saturday, July 12, 2025, Wilson County Ag Extension Rooms 9 & 10
1103 4th Street, Floresville

Adjourn: Motion by Glen Mabe to adjourn the meeting, seconded by Alena Berlanga. Meeting was adjourned at 10:47 am.

Respectfully submitted,

Alena Berlanga
Secretary