

Shannon Ridge Homeowners' Association

Board of Directors Meeting

Saturday, April 12th

10:00 am

Wilson County Ag Extension Room 10

1103 4th Street (same complex as the library)

Floresville

Minutes

Approved 7-12-25

Call to Order: 10:15 am

Roll Call of Board Members:

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

Absent: John Turner, treasurer; Mandee Henk, subdivision rep #2, Ed Matheaus, subdivision rep #3

Establish Quorum: 6 in attendance, 3 absent, there being a majority a quorum was established.

Approve Agenda:

Motion made by Alena Berlanga to approve the agenda, seconded by Debi Segovia, unanimously approved.

Approve Minutes:

Board – January 11, 2025: No changes were suggested. Motion by Debi Segovia to approve board minutes, seconded by Kim Bradley, unanimously approved.

Announcements:

Glen Mabe will ask Wilson County Sheriff's Office to position a deputy in Shannon Ridge during bus pick up and drop off times to quell speeding vehicles.

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: \$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

1. None

New Business

- 1) Front Entrance Sign – how to proceed?

Glen Mabe volunteered to have a sign drafted (free) for further discussion; image will be based on the Villas Las Flores with stone

2) Deed restrictions revision

Revisit educating property owners and potential vote in November 2025

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.

4) Newsletter

Suggested by HOA member, “snail mail” one edition to all homeowners since we don’t have everyone’s email. Sponsored by realtor or other business with ad placement?

App fee \$350

App fee is waived if using bar code (use IMsb tool to print on env)

Use business customer gateway

IMsb (Intelligent Mail for Small Biz)

2 pieces tri-fold: 34.5 cents x 400 = \$138.00

Regular postage = 73 cents x 400 = \$292.00

July 13th rates go up = 78 cents = \$312.00

Set up acct: usps.com biz customer gateway; download IMsb tool

Manage permit: set up permit at Floresville PO & drop off mailing there

Schedule of 2025 meetings:

Board meetings 10:00 am:

July 12

October 11

Member meetings 1:00 pm:

April 26

October 25

Next board meeting: Saturday, July 12, 2025, 10:00 am, Wilson County Ag Extension Room 10, 1103 4th Street, Floresville

Adjourn: Motion by Glen Mabe to adjourn the meeting, seconded by Debi Segovia. Meeting was adjourned at 11:16 am.

Respectfully submitted,

Alena Berlanga
Secretary