

Shannon Ridge Homeowners' Association

General Meeting

Saturday, November 1st

1:00 pm

Wilson County Ag Extension Room 10

1103 4th Street (same complex as the library)

Floresville

Minutes

(Minutes to be approved at the next membership meeting.)

Call to Order: 1:00 pm

Roll Call of Board Members:

Present: Andi Kelly, president; Debi Segovia, vice-president; John Turner, treasurer; Larry Sanders, parliamentarian; Sarah Labreck, subdivision rep #2; Kim Bradley, subdivision rep #4

Absent: Alena Berlanga, secretary; Glen Mabe, subdivision rep #1; Ed Matheaus, subdivision rep #3

Due to the change in meeting date, the above absent board members had previous engagements. All three gave proxy votes to Andi Kelly.

Establish Quorum: There are 55 dues paying members.

It takes 20% for a quorum = 11.

Total attendees = 19 properties represented

A quorum was established.

Approve Agenda:

Motion made by Darryl Steadman to approve the agenda, seconded by Larry Sanders, unanimously approved.

Approve Minutes:

Motion made by Patrick Hutzler to approve the agenda, seconded by Debi Segovia, unanimously approved.

Announcements:

There will be a town hall meeting November 6th at 6 pm held at the Stockdale City Hall. This is to protect Wilson County's water supply via the Carrizo-Wilcox aquifer. We will have a guest speaker to talk about this during our meeting.

Member Comments:

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.
Beginning balance 1-1-25: \$48,097.23
Ending balance 1-11-24: \$48,274.75
Total of 55 members

Expenditures:

Advertising – Ad for Entrance Sign proposals: \$17.90
HK Bella Ranch LLC Town Hall Meeting – Rental & Security: \$410.00
PO Box fee: \$200
Postage – Deed Restriction Amendment Procedure Mailing: \$299.30
PayPal fees: \$18.72
St. Patrick's Day event: \$150

Note: The \$410.00 spent for the town hall on the HK issue was reimbursed from Save Kicaster Creek funds (a newly created separate organization). It will be reflected in the next treasurer's report.

Unfinished Business

1. None

New Business

1. 2026 Budget:

The 2026 budget was presented for approval. There were questions regarding our front entrance sign, the cost, and potential start date. Debi Segovia explained in light of the potential legal costs of the HK development, the board voted to save the funds and put the new sign construction on hold. The awarded contractor was given notice and agreed to a 6 month hold. Members voiced their opinions stating since Save Kicaster Creek was created for the HK construction opposition, HOA funds have been collected over the years and should be used toward construction of a new sign. Darryl Steadman said the cost of the new sign should be included in the 2026 budget.

Motion by Darryl Steadman to rescind the vote to postpone the new sign construction and place the bid amount in the 2026 budget, seconded by Patrick Hutzler, unanimously approved. A new budget will be sent to members reflecting the entrance sign costs.

Motion by Debi Segovia to redesignate the funds and move forward with construction of the new sign, seconded by Kim Bradley, unanimously approved.

The last newsletter asked for volunteers to help tear down the old sign. There was discussion on liability issues.

Motion by Larry Sanders to have the contractor remove the whole sign, seconded by Patrick Hutzler, unanimously approved.

Debi Segovia will contact the contractor to give the go-ahead to begin construction on the new entrance sign.

Discussion: Town Hall Meeting, November 6th at 6 pm – Stockdale City Hall to protect Wilson County's water supply via the Carrizo-Wilcox aquifer. Cody Little, a Stockdale resident, spoke about Evergreen Underground Water Conservation District greenlighting the construction of a well in northern Wilson County. The water from this well will be transported to Guadalupe County where it will be used to service residents and future residential/commercial developments. There are probably less than 20 residents in Wilson County who would benefit from this new well. If this is allowed, it will set a precedent and there will be nothing to stop greedy developers from building and continually putting a strain on the Carrizo-Wilcox aquifer. We are already in drought conditions. Also, in Stockdale construction has begun for a huge data center which will service large companies' computer servers such as Bank of America and the like. Not only will there be light pollution, but Wilson County does not have the electric grid capacity to support something like this, nor does it have the water required to cool this huge project. Everyone is encouraged to attend this town hall meeting and to spread the word. It would send a message to EUWCD if hundreds of people showed up to contest granting the application for the Springs Hill SUD.

2. Deed restrictions revisions

Our committee consisting of Debi Segovia, John Turner, and Bonnie Thorman for counting the ballots.

The approved procedure was filed with the Wilson County Clerk. Not to inundate property owners with all these updates on the HK issues and other information, we will mail out suggested changes to our deed restrictions to be voted on by all property owners early next year. Each suggested change will be voted on rather than a single vote for the whole deed restriction document. It will take 51% of platted property owners to approve any one change. 434 properties = 221 votes for approval. The exact wording of procedure voted upon will be included in the mailing.

3. HK Update

To date there have been 87 comments to TCEQ. 65 for contested case hearing; 15 for a public meeting, 2 comments

Still looking for LiDar drone company for a topographical study of Kicaster Creek from the effluent site all the way to the San Antonio River. It was suggested to include Kicaster Creek north of the effluent dump site since there are areas lower than where the suggested dump site will begin.

Bob McVey – Senior advisor to rep Guillen – sent a letter to TCEQ on our behalf. He got a response from TCEQ stating we are in the early stages of this application and it will likely be one year before another hearing is held with public comment.

4. Elections:

- a. President - Andi Kelly
- b. Secretary - Alena Berlanga
- c. Subdivision Rep #1 - Glen Mabe
- d. Subdivision Rep #3 - Ed Matheus

No members present were interested in running for an office. Therefore, by acclamation, the above referenced people are voted in.

5. Halloween event at 213 Tipperary – Nov 1st

Tonight is the last night for the Spooky Grove walk through beginning at 7:30. It was a lot of fun last night with many people screaming. Since our 2025 budget allotted \$100 for a Halloween event, the board voted to give Michelle Papp \$50 toward her haunted event.

6. Holiday Decorating Contest

Our budget has \$250 for prizes: \$125 first \$75 second \$50 third

Will have a committee to drive around and make their selections. Last year the judging committee consisted of Kim and Chip Bradley, Eric Springfield, and Patrick Kelly. We will publish the dates to have decorations up and lights on. For those who have houses out of sight from the main streets, we can have signs posted and they can have their gates open for spectators to view their decorations. Michelle Papp can have signs made up for those interested participants at an approximate cost of \$7.00 per sign. The signs can be reused year after year for those interested.

Future 2026 HOA Meetings:

Board meetings - Saturdays 10:00 am:

January 10, April 11, July 11, October 10

Member meetings – Saturdays 1:00 pm

April 25, October 24

Adjourn:

Motion by Larry Sanders to adjourn the meeting, seconded by Darryl Steadman, unanimously approved. Meeting adjourned at 2:10 pm.

Respectfully submitted,

Andi Kelly

(taking notes for Alena Berlanga)