

Shannon Ridge Homeowners' Association

Board of Directors Meeting

Saturday, July 12th

10:00 am

Wilson County Ag Extension Room 10

1103 4th Street (same complex as the library)

Floresville

Minutes

Approved October 12, 2025

Call to Order: 10:09 am

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

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

Approve Agenda:

Motion made by Larry Sanders to approve the agenda, seconded by Kim Bradley, unanimously approved.

Approve Minutes:

April 12, 2025 Board Minutes – No changes were suggested. Motion by Debi Segovia to approve board minutes, seconded by Kim Bradley, unanimously approved.

April 26, 2025 Membership Minutes – No changes were suggested. Motion by Kim Bradley to approve membership minutes, seconded by Sarah Labreck, unanimously approved.

Announcements:

Our next board meeting is scheduled for Saturday, October 11th. I was informed by Sandra Martinez from the Ag Extension Office that we will not be able to use the Ag Extension room due to road closures and the Peanut Festival. We need to either meet at another place (same date/time), move the meeting, or hold a zoom format meeting. Debi has volunteered her place for the next board meeting.

There needs to be more than 1 person with access to HOA materials/matters. Debi Segovia has the password info for the HOA gmail account. Also with that Gmail account, all HOA documents and folders have been uploaded to Google Drive.

Debi Segovia and Andi Kelly performed an audit of the years 2023 and 2024. Everything was found in order.

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: \$48,299.31
Ending balance 1-11-24: \$48,783.39
Total of 53 members
Expenditures since 4-12-25:
WCN ad: \$17.90
PayPal fees: \$4.68

Unfinished Business

1. None

New Business

1. Front entrance sign: Debi Segovia and Andi Kelly Debi and I met with Mr. Willson from Noble Construction on July 8th to answer any questions he had. He is a general contractor who has been in business for over 30 years. He indicated he will be hand delivering his bid on the deadline date of July 17th.
To date proposal information has been sent to:
Hunter Orme – Sales Development Technical Lead, Watchfire – brilliant visuals/displays built to last
Agha Faraz Ali – Blink Signs
Zack Dodson – DHMSA Construction
Shelly Mosse – ConstructConnect (head hunter)
Heidi Shaffer – Construction News Reporter (head hunter), Virtual Builders Exchange
J.P. Willson – Noble Construction – downloaded proposal from website

Discussion on board deciding on one design among the three submitted. If no bids come in under a maximum amount decided by the board, then the board will pursue three informal local bids. The awarded contract will have a warranty for materials and labor.

Motion by Larry Sanders to approve the 3rd design (the taller one with coach lamps) and to cap bids at \$22,000. Second by Kim Bradley, unanimously approved.

2. Deed restrictions revision – verbiage for a procedure: Last year the mailing seemed to be too confusing in trying to explain the difference between voting for a procedure and deed restrictions.

The next mailing scheduled to go out July 21st will remove any verbiage to do with deed restrictions to eliminate any confusion. The ballot will focus on state statute requirements to have a procedure in place to change anything relating to deed restrictions.

It will be researched as to whether state statutes allow for email voting. Kim Bradley suggested dividing our subdivision into sections and have our subdivision reps talk to people about the need for a procedure. Sarah Labreck suggested holding a Q&A session for any questions.

3. Chicken legislation: An Update was published in the last newsletter. While HB 2013 passed the House, it was sent to the Senate for a vote and referred to the Committee on Local Government, chaired by Senator Paul Bettencourt. The same happened for SB 141. Both bills did not make it out of this committee and are now considered dead. Speaking

with David from Senator Paul Bettencourt's office, in order to be considered again, the bills will have to be reintroduced for the January 2027 legislative session.

4. Elections in October:

a. President – Andi Kelly indicated she will run again for the office

Since the following three were absent, the people holding office will be asked via email if they attend to run again.

b. Secretary – Alena Berlanga

c. Subdivision Rep #1 – Glen Mabe

d. Subdivision Rep #3 – Ed Matheaus

5. Deed restrictions violation on Paddy: The board received a complaint regarding car repairs and chickens. Glen Mabe spoke to the people about cleaning up their property. A lot of the parts have been cleaned up and one vehicle moved out of sight of the neighbor. One vehicle as seen from the road has a current registration and the chickens are part of a 4H program. Per our deed restrictions, the violation has been rectified and the case is closed.

Next board meeting: Saturday, October 11, 2025, 10:00 am, at Debi Segovia's residence under her pavilion.

Adjourn: Motion by Sarah Labreck to adjourn the meeting, seconded by Debi Segovia. Meeting was adjourned at 11:11 am.

Respectfully submitted,

Andi Kelly
(taking notes for Alena Berlanga, Secretary)