

Shannon Ridge Homeowners' Association

Board of Directors Meeting

Sunday, October 12th

1:00 pm

214 Shannon Ridge Drive, Floresville

Minutes

Approved 1-10-26

Call to Order: 1:08 pm

Roll Call of Board Members:

Present: Andi Kelly, president; Debi Segovia, vice-president; John Turner, treasurer; Larry Sanders, parliamentarian; Glen Mabe, subdivision rep #1; Sarah Labreck, subdivision rep #2,

Absent: Alena Berlanga, secretary; Ed Matheaus, subdivision rep #3; Kim Bradley, subdivision rep #4

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 Debi Segovia, unanimously approved.

Approve Minutes:

July 12, 2025 Board Minutes – No changes were suggested. Motion by John Turner to approve board minutes, seconded by Larry Sanders, unanimously approved.

Announcements:

Our next member meeting is scheduled for Saturday, November 1st at the Ag Extension room by the library at 1:00 pm.

Reports

President's Report – for information only

Treasurer's Report presented for information only and is posted on the website.

Beginning balance 7-12-25: \$48,783.39

Ending balance 10-12-24: \$48,274.75

Total of 55 members

Expenditures since 7-12-25:

Postage for Procedure Amendment: \$299.30

Town Hall meeting rental & Security 9-2-25: \$410.00

Discussion regarding the HOA paying for the Town Hall and security when this is actually beyond the scope of the HOA. Debi Segovia stated there is almost \$4,000 in the Save Kicaster Creek account through donations. It was recommended that Save Kicaster Creek reimburse the HOA for the Town Hall rental and security in the amount of \$410.00. Andi Kelly has the checkbook and will forward a check to the HOA treasurer for reimbursement.

Unfinished Business

1. Front Entrance Sign

Bids were received by and opened on July 15th by Debi Segovia, Andi Kelly with JP Willson from Noble Construction in attendance. According to our July 12th minutes and a vote of the board preferring the 3rd design, the limited amount of \$22K for a sign was not enough to cover the 3rd design option.

Motion by Larry Sanders to rescind the previous motion of \$22K. Seconded by Sarah Labreck, unanimously approved.

Previously via email, Larry Sanders proposed an amendment to the current motion regarding the completion of our sign. While the initial motion was made for a budget of \$22,000, increasing this amount to \$36,600 will ensure we have the necessary resources to complete the sign to our desired standards. This additional funding will allow us to enhance the quality and durability of the sign, making it a lasting asset for our community. It was seconded by Debi Segovia, and unanimously approved by board members via email.

New Business

1. 2026 Budget: Board members looked over the proposed budget. Motion by Larry Sanders to approve the proposed budget. Seconded by Debi Segovia, unanimously approved.

2. Deed restrictions revisions: Thank you to the committee members consisting of Debi Segovia, John Turner, and Bonnie Thorman for counting the procedure amendment ballots. This year's results:

Out of 402 total votes – 269 was needed for approval

Returned valid ballots: 291

Returned invalid ballots: 4

Approved: 271

Disapproved: 20

The same deed restriction revisions drafted a year ago were distributed to board members with one addition. Article III, Section 1: Removal of the sentence mandating a guest house must be attached to the main dwelling by a common roof or an open breezeway.

Next step: once we file the approved procedure with the County Clerk, we will mail out the sections of suggested changes to our deed restrictions to be voted on by all property owners. The board will also entertain any other suggestions from property owners to be reviewed by the board. We will refer property owners to the website for the full deed restrictions. However, so we don't inundate property owners with deed restriction information and the current ongoing HK development issues, we will wait until mid- to late next year to send out a ballot to change sections of our deed restrictions. 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 platted properties = 221 votes for approval.

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 a LiDAR drone company for a topographical study of Kicaster Creek from the effluent site all the way to the San Antonio River. James Freasier gave us the USGS website he used for topographical information. Andi Kelly will reach out to UTSA and TxA&M to see if any post-doctoral candidates in the engineering/survey disciplines might be interested if they possess such a drone. Glen Mabe will also research to see if any military agency might be of help.

4. Elections in October

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

Most likely we will have the same board as last year given no new candidates. At the next membership meeting November 1st we will vote on the budget as. If we do not have a quorum like last year, we will email the budget to members for an electronic vote.

Reminder to board members to submit a headshot photo for our website.

5. Halloween event at 213 Tipperary

Open Friday the 31st and Saturday Nov 1st

Our budget allows for \$100 for candy. If it is like last time when Glen and some neighbors donated candy for the Spooky Grove haunt, a donation toward the event was discussed.

Motion by Larry Sanders to donate \$50 toward Spooky Grove. Seconded by John Turner, unanimously approved.

Hay ride: In the past there have been trailers pulling kids to go trick-or-treating. We will publish a staging area with time to meet. Sarah suggested for the smaller kids wearing costumes to start earlier while it is still daylight so their costumes can be seen. They wear them proudly! Again, this year on Friday October 31st, the Floresville Varsity football team will host La Vernia beginning at 7:00 pm. Last year a couple trailers of teens went through our neighborhood around 9:00 pm.

6. Holiday Decorating Contest

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

Will need 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. Board members expressed interest in driving around and picking out their favorites for 1st, 2nd, and 3rd. We will publish a certain date and timeframe for those participating to have their decorations up and lit for judging. Those judges participating will then email their favorites to Andi Kelly who will compile the list to disseminate to the board. In case of any ties, the board will vote to be the tiebreaker. Board members will be exempt from participating for the prizes.

Comments:

Larry Sanders discussed the advertising signs posted by our entrance. The board decided these signs should be taken down since we do not endorse any of these companies and it makes our neighborhood look trashy.

Discussion about taking down the Shannon Ridge sign by the entrance way: The demolition and removal bid from Noble Construction was \$1,430.00. We will publish asking for help in taking down the Shannon Ridge sign. Glen Mabe said he has a metal cutter to be able to take out those bollards holding up the sign. Since the sign is on personal property, we will contact the property owner prior to beginning demolition.

Adjourn: Motion by Larry Sanders to adjourn the meeting, seconded by Sarah Labreck. Meeting was adjourned at 1:54 pm.

Respectfully submitted,

Andi Kelly
(taking notes for Alena Berlanga, Secretary)