

Shannon Ridge Homeowners' Association

Board of Directors Meeting

Saturday, April 11th

1:00 pm

Wilson County Ag Extension Room 10

1103 4th Street (same complex as the library)
Floresville

Minutes

Approved 7-11-26

Call to Order: 1:10 pm

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; Sarah Labreck, subdivision rep #2 (by proxy); Ed Matheaus, subdivision rep #3; Kim Bradley, subdivision rep #4

Absent: none

Establish Quorum: 9 in attendance, 0 absent, there being a majority a quorum was established.

Approve Agenda:

Motion made by Glen Mabe to approve the agenda, seconded by Kim Bradley, unanimously approved.

Approve Minutes:

January 10, 2026, Board Minutes – No changes were suggested. Motion by Ed Matheaus to approve board minutes, seconded by Alena Berlanga, unanimously approved.

Announcements:

John Turner told the board HOA taxes have been filed.

Reports

President's Report – for information only

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

Bank balance 1-10-26: \$18,242.36

Expenditures since 1-1-26: \$11,454.21

PO Box rent for 2/1/2026 to 1/31/2027: \$210.00

PayPal fees: \$11.21

Entrance Sign payments: \$31,445.20 Total

11/13/2025: \$3,000.00

11/19/2025: \$7,492.20

12/11/2025: \$9,720.00

1/6/2026: \$6,327.90

3/31/2026: \$4,905.10

Balance Due: \$5,093.80

Unfinished Business

1. None

New Business

1. Legal discussion on front entrance sign

The product delivered vs amount of expenditures is inadequate. The contractor sent pictures of the metal background with lettering so we know that part is done. Allegedly those parts are at a powder coating place in San Antonio. Contractor was sent a formal notice to cure with a deadline of April 30, 2026, citing material delays and failure to perform per the signed contract.

Kim Bradley motioned to pursue legal action of breach of contract as of May 1, 2026. Seconded by Glen Mabe, unanimously approved.

In the event the contractor does not cure by April 30th we need to proceed with contracting other bids to complete the sign. Motion by Kim Bradley to send out bids for sign completion. Seconded by Ed Matheus, unanimously approved.

2. HK Bella's Ranch (Richter Ranch Subdivision) update

Bob McVey, Senior Advisor to Rep Guillen's office received a response on March 19th regarding his request for an update on HK's Water Treatment Permit Application issue we brought to his attention. Their office has maintained regular contact and requested updates on this issue.

"Please note that TCEQ staff expects a Public Hearing to be held this June, but no specific date has been announced." Mr. McVey will keep us updated.

3. Deed restrictions revisions

The board decided to mail to all property owners paperwork to vote on approving deed restrictions revisions in October/November, after the membership meeting. There have been suggested changes which need to be revisited prior to the mailout.

4. Social Media Pages

There are currently two Facebook pages associated with Shannon Ridge: "Shannon Ridge Estates – Floresville" and "Shannon Ridge Social Club". It is cumbersome to administer two pages which say the same thing. We need to eliminate one and have criteria for belonging to and posting to the page.

Motion by Debi Segovia to sunset the Social Club page. We will send notice to those who belong to the page informing them their information will be moved over to the Estates page. Seconded by Alena Berlanga, unanimously approved.

5. Spring Social Event

Last board meeting it was decided to NOT have a St. Patrick's Day event around March 17th, due to Spring Break for many schools and colleges. It was discussed to hold a social event in April. Depending on the front sign outcome and potential legal action, the board decided to table the event.

Board meetings 10:00 am:

July 11

October 11 – Larry Sanders’ home at 1:00 pm

Member meetings 1:00 pm:

April 25

October 24 - Elections

Adjourn: Motion by Alena Berlanga to adjourn the meeting, seconded by Debi Segovia, unanimously approved. Meeting was adjourned at 1:55 pm.

Respectfully submitted,

Andi Kelly

President