

Shannon Ridge Homeowners' Association

General Meeting

Saturday, April 25

1:00 pm

Wilson County Ag Extension Room 10

1103 4th Street (same complex as the library)

Floresville

Minutes

(DRAFT: To be approved at next membership meeting)

Call to Order: 1:03 pm

Roll Call of Board Members:

Present: Andi Kelly, president; Debi Segovia, vice-president; Alena Berlanga, secretary; John Turner, treasurer (by proxy); Larry Sanders, parliamentarian; Glen Mabe, subdivision rep #1 (by proxy); Sarah Labreck, subdivision rep #2 (by proxy), Ed Matheaus, subdivision rep #3; Kim Bradley, subdivision rep #4

Absent: none

Establish Quorum: With the addition of new members signing up at the meeting there are 33 total members.

It takes 20% for a quorum = 7.

Total attendees = 14 properties represented

A quorum was established.

Approve Agenda:

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

Approve Minutes:

November 1, 2025 membership meeting: Motion made by Debi Segovia to approve the minutes, seconded by Larry Sanders, unanimously approved.

Announcements:

Eddy Fournier asked the group if anyone is available to help her mow and pick up brush in her yard. She is unable to do this any longer. Larry Sanders will reach out to her and coordinate help.

Reports

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

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

Motion made by Larry Sanders to approve the treasurer's report. Seconded by Debi Segovia, unanimously approved.

Unfinished Business

1. None

New Business

1. Front Entrance Sign Update

Members were informed that the previous 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. The board had received 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.

The board will be pursuing legal action for breach of contract in the event the contractor does not cure by April 30th. The board will proceed with other bids to complete the sign beginning May 1, 2026.

2. HK Bella's Ranch 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 will mail to all property owners paperwork to vote on approving deed restrictions revisions in November, after the membership meeting. Each proposed change will have a vote vs the entire document. There have been suggested changes which need to be revisited prior to the mailout.

Darryl Steadman submitted changes to the proposed revisions which the board will take under consideration. Among other submitted suggestions, he pointed out areas in Article IV, Section 1 – Animals will need a closer look and more input.

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. The board will sunset the Social Club page and send notice to those who belong to the page informing them their information will be moved over to the Estates page.

Schedule of 2026 meetings: Please mark your calendars!!

Board meetings 10:00 am:

July 11

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

Member meetings 1:00 pm:

October 24 - Elections

Adjourn: Motion by Tom Segura to adjourn the meeting, seconded by Darryl Steadman, unanimously approved. Meeting was adjourned at 2:02 pm.

Respectfully submitted,

Andi Kelly
President