

Shannon Ridge Homeowners' Association

Board of Directors Meeting

Saturday, January 10th

10:00 am

Wilson County Ag Extension Room 10

1103 4th Street (same complex as the library)

Floresville

Minutes

Approved 4-11-26

Call to Order: 10:01 am

Roll Call of Board Members:

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

Absent: John Turner, treasurer; Sarah Labreck, subdivision rep #2,

Establish Quorum: 7 in attendance, 2 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:

October 5, 2025 Board Minutes – No changes were suggested. Motion by Kim Bradley to approve board minutes, seconded by Debi Segovia, unanimously approved.

November 1, 2025 Membership Minutes – Kim Bradley pointed out the heading read “Agenda” when it should be “Minutes”. The change was noted and made. Motion by Debi Segovia to approve membership minutes, seconded by Larry Sanders, unanimously approved.

Announcements:

Larry Sanders told the board, having a construction background, the sign is being well constructed. He noted the existing concrete during the demolition of the old sign was tied into when creating the base for the new sign. The new sign will be very sturdy having more than enough concrete for the base.

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: \$22,446.14

Expenditures since 1-1-25: \$1,299.43

Sign bid advertising & garage sale: \$29.20

St. Patrick’s Day Helton Park rental: \$150.00

PO Box rent for 2025 & 2026: \$410.00

Postage for Procedure Amendment: \$299.30

PayPal fees: \$29.93

Christmas Decorating Contest: \$300.00
Halloween donation to Michelle Papp: \$50.00
Filing Fee for Deed Restriction Procedure: \$31.00

Entrance Sign payments: \$26,540.10 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
Balance Due: \$9,998.90

Unfinished Business

1. None

New Business

1. Board members signed conflict of interest statement

2. Future Social Events

The board decided on the following events:

- a. St. Patrick's Day – to avoid conflicts with school Spring breaks, this will be held/postponed until beginning April
- b. Fall Garage Sale – as always the 1st Saturday in October
- c. Halloween – this falls on a Saturday this year. Alena Berlanga volunteered to drive her trailer for a hay ride. Liability waivers will be signed prior to children getting on the trailer.
- d. Holiday Decorating Contest – this is being well received as more and more houses are decorating. Prizes will remain the same: 1st at \$125.00, 2nd at \$75.00 and third at \$50.00

3. Deed restrictions revisions

Violations:

Regarding any deed restriction violations, Debi Segovia will draft a friendly letter to be sent to those violators whose houses cannot be approached due to locked gates and/or no trespassing signs.

Regarding loose dogs repeatedly getting out, Larry Sanders will research what other HOAs do in coping with loose dogs.

Suggested changes to our deed restrictions were handed out. Board members are to read through and, via email to other board members, add/delete/or change any verbiage. Noted, the beginning where it mentions Land Systems Company and Martex Corporation is now a moot point and will be eliminated.

Upon final approval of changes, revised deed restrictions will be mailed to every Shannon Ridge property owner. A vote of 51% approval is needed to pass suggested changes. Each suggested change will have a separate vote vs the whole document.

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

Public Meeting vs Contested Case Hearing:

Public meetings enable the public to learn about the application, ask questions of the applicant and the TCEQ, and offer formal comments. **No decision to approve or deny an application is made at a public meeting.**

TCEQ will hold a public meeting if there is significant interest in an application, or if a legislator from the area of the proposed project requests one.

Contested case hearings: Requesting a hearing it is necessary to demonstrate that the requester is an “affected person,” in order to be granted party status. This means that the requester must be personally affected by the permit decision and that granting the permit would specifically affect the requester in ways not shared by the general public.

A contested case hearing is a legal proceeding similar to a civil trial in state district court. This hearing will be held in Austin and will involve obtaining legal counsel and expert witnesses which can be costly.

We will ascertain if it is possible to still request a **public meeting**.

Thanks to Nadine Lara, a Shannon Ridge resident, she pointed out a San Antonio article how the community in Comfort beat the developer and prevented them from constructing a new development. The builder has withdrawn their plans for a new community.

5. Front Entrance Sign

Lighting was discussed. A homeowner mentioned the illuminated coach lights would not be enough to shine on the lettering. He suggested lighting at the base to shine upwards on the letters to make the letters “pop”. The board felt there should be enough light on the letters from the street lights. There is always the option to add lighting at the base in the future should the board want to add more light. For now, we stay with the two coach lights.

Shamrock vs Texas star. There were comments in opposition to having a suggested Texas star in lieu of a shamrock. The star was mentioned due to cost; Texas stars are everywhere and one can be purchased easily vs manufacturing a shamrock from scratch. The board decided to stick with the shamrock. Glen Mabe has a friend who can give an estimate to cut a shamrock from metal.

Future Board Meetings:

Andi Kelly told the board the October 10th board meeting date will not be held at the Ag Extension room due to conflict with the Peanut Festival – they shut the streets down and the facility will be inaccessible. Larry Sanders offered to hold the meeting at his home on October 10th.

Comments:

Larry Sanders discussed the need to improve membership. He has ideas in mind and will pursue increasing our membership.

Adjourn: Motion by Larry Sanders to adjourn the meeting, seconded by Kim Bradley. Meeting was adjourned at 11:14 am.

Respectfully submitted,

Alena Berlanga
Secretary