

Shannon Ridge HOA Membership Meeting
July 11, 2026
Wilson County Ag Extension Room 10
1103 4th Street, Floresville

Minutes

Approved 7-15-26

Called to order at 10:20 AM

ATTENDANCE

Present: Andi Kelly, president; Debi Segovia, vice-president; Alena Berlanga, secretary; Sarah Labreck, subdivision rep #2; Kim Bradley, subdivision rep #4 (by phone)

Absent: John Turner, treasurer (proxy held by Andi Kelly); Ed Matheaus, subdivision rep #3 (proxy held by Andi Kelly);

Quorum: 5 of 7

ACTION ON AGENDA

No changes – motion made by Debi Segovia, second by Alena Berlanga, unanimously approved

ACTION ON PREVIOUS MEETING MINUTES

Board Minutes – April 11, 2026; motion made by Alena Berlanga, seconded by Sara Labreck, unanimously approved.

Board Minutes – June 5, 2026; motion made by Alena Berlanga, seconded by Debi Segovia, unanimously approved.

Member Minutes – April 25, 2026; motion made by Alena Berlanga, seconded by Debi Segovia, unanimously approved.

REPORTS

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

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

Bank balance as of July 11, 2026: \$10,137.93

UNFINISHED BUSINESS

None.

NEW BUSINESS

1) Front Entrance Sign Update

- a) Andi Kelly requested board approval for up to \$100 to buy lunch as an appreciation to the volunteers that have been working on the sign (Ed, Matthew, Matt, Jeff, and Jeff Jr.);

motion by Andi Kelly to approve up to \$100 for lunch, seconded by Sarah Labreck, unanimously approved.

- b) Alena Berlanga updated board on landscaping which is scheduled for July 12th at 8:00 AM. Volunteer help was requested twice on the SRHOA Facebook page. Alena personally paid for \$386.64 for plants and materials to date which includes: two sago palms, two yellow weeping yucca, five pink muhly, three purple liriope, weed barrier, and one yard of garden/compost soil. There may be additional items needed while working at the sign.
- 2) Legal action related to the entrance sign – in progress. Board previously approved \$3,000 to begin process. A few more documents need to be uploaded for the attorney and the chronological timeline needs to be updated.
- 3) HK Bella's Ranch
 - a) Andi Kelly hand-delivered a proposed resolution to Theresa Nettles, Wilson County attorney, and emailed the same to Russell King, County Commissioner #2, for possible adoption by Commissioners' Court.
 - b) Save Kicaster Creek representatives spoke with two attorneys for potential representation. One attorney said it would cost roughly \$250,000 and the other attorney said about \$75,000. It will be very difficult to raise these kinds of funds. Representation depends on the final decision by TCEQ Executive Director.
 - c) Even with revisions to TCEQ rules (2022 vs 2025), HK is doing the bare minimum based on the application filed with TCEQ.
 - d) This appears to no longer be an environmental issue, but rather a personal property issue now.
 - 4) Board Vacancies –Parliamentarian and Subdivision Rep #1
 - a) Will post vacancies on website, Facebook, and in the newsletter.
 - 5) Deed Restriction Revisions – will be sent in October prior to October meetings. Draft revisions are posted on website. A committee will finalize verbiage prior to being mailed to property owners.
 - 6) October 3 is confirmed for the neighborhood garage sale for 2026.

Schedule of 2026 Meetings:

- a) October 10, 2026 at 10:00 AM, location TBD due to Peanut Festival
- b) October 24, 2026 at 1:00 PM, board elections, location Ag Extension Room #10.

Motion to adjourn by Alena Berlanga, second by Debi Segovia.

Adjournment at 11:00 AM.

Minutes submitted by: Alena Berlanga, Secretary