

**Minutes of the Regular Meeting of  
The Board of Directors of the  
Shavano Ridge Home Owners Association  
January 17, 2019**

The regular meeting of the Board of Directors of Shavano Ridge Homeowners Association, Inc., a Texas nonprofit corporation (the "Associations") was held at FirstService Residential, Shavano Park, 78231, pursuant to a call by the Directors of the Association.

**Directors Present:** Glen Mullett, Dan O'Neal, Roy Keith, Peter Feldman, Connie Collier, Linda Mullady and Bernie Williams.

**Also present:** Adam Trevino, Director of Community Management

**Call to Order:** The meeting was called to order by the president at 6:30 p.m.

**HOMEOWNER FORUM:** John Voss and Kent Krauss were present.

**Board Minutes:** A motion by Mr. Keith, seconded by Ms. Mullady, to approve the minutes of the Board Meeting on October 18, as amended; the motion carried unanimously.

A motion by Mr. Keith and seconded by Ms. Mullady to elect and seat Mr. Voss to fill the unexpired term of Jerry Smith and to elect and seat Mr. Krauss to fill the unexpired term of Shamin Rutledge; the motion carried unanimously.

**President's Report:** Progress and future construction on the DeZavala Road improvements continue, gas line relocation, drainage improvements were detailed. Noise and traffic issues were noted and have been reported to the city engineer/construction director and discussed with the contractors. Current wall damage repairs and potential of further wall damage discussed, with the sense of the board being that more Association action await resolution of current issue.

Mr. Trevino will handle posting of SRHOA board meeting minutes on the HOA website.

**Management Report:** Mr. Trevino presented the management report to the Board. The claims against Chain Electric for damage to DeZavala walls are still under consideration by City Public Service.

**Financial Report:** Mr. Williams presented the current (December 31, 2018) financials report; Ms. Mullady moved and Mr. Feldman seconded, and the motion carried unanimously.

**Welcoming Committee Report:** Ms. Collier reported she had not received any current or updated sales or move-in data; Mr. Trevino will verify new management contact data to supply updated reports.

**National Night Out Committee Report:** Ms. Mullady briefly discussed the event's weather cancellation.

**Holiday entrance decorations:** Mr. Keith reported that the seasonal decorations had been removed and some of the lighting materials discarded as obsolete or broken.

**New Business:**

**Budget:** The 2019 Budget details were discussed by Mr. Williams regarding shifting funds in the current Certificates of Deposit to a year-by-year laddering schedule to maximize interest growth.

**Annual Meeting:** A tentative date of Tuesday, March 19, 2019 was set; it is dependent on availability of meeting space at the Lockhill Selma Elementary school. Mr. Trevino was directed to make the arrangements.

**Fences:** Discussed but no action taken; it was noted that the life expectancy of fencing is roughly 15 years and approximately 2,000 feet of fence will need replacement in the future.

**Landscaping Contract:** Mr. Keith reported on the issues with the current contractor and, on a motion by Mr. Kent, seconded by Mr. Keith, Mr. Keith was authorized by unanimous vote to contact new vendors, and directed to present a proposed new vendor contract for Board approval; following review and acceptance by the Board of the new contract, Mr. Keith was directed to execute a new vendor agreement for landscaping, mowing and irrigation services. Mr. O'Neal will work with Mr. Keith going forward and they and Mr. Mullett will interview landscape contractors.

**Covenant restrictions:** No action taken

**Board Membership:** As noted earlier, Mr. Krauss and Mr. Voss were elected to fill the positions vacated by Ms. Rutledge and Mr. Smith.

**Management Company:** No action taken

**ACC:** No action taken

**Executive Session:** Was commenced at 8:05 and ended at 8:49 to discuss current and delinquent homeowner annual dues payments, several ACC issues and attorney legal processes.

It was moved by Mr. Keith and seconded by Mr. Oneal that no collections by the HOA attorney will be initiated without formal board approval. Motion was unanimously approved.

First the Board authorized the expenditure of \$550 for filing fees so that foreclosure action may proceed against a homeowner for unpaid HOA assessments.

Second, the board approved referring to the association attorney for compliance a covenant violation regarding roofing requirements.

Mr. Trevino was directed to follow through with the necessary payments.

The executive session was ended at 8:49 and the regular meeting of the Board was resumed.

**Adjournment:** With no further business to discuss, the meeting was adjourned at 8:50 p.m. by motion of Mr. Williams, seconded by Mr. Feldman and approved unanimously.