**MEETING CALLED TO ORDER: 7:04 p.m.**

**QUORUM MET:** Board Members in attendance: Paul Darr, Julie Castro and Jackson Dzogbenuku and Peggy Spore, Community Manager with FirstService Residential, Management Company

**ACCEPTANCE OF AGENDA:**  All Approved

**APPROVAL OF MINUTES:** All Meeting Minutes from 11/5/20, 11/24/20, 12/1/20 AND 01/20/21 were Approved as presented.

**HOMEOWNER FORUM DISCUSSION:** A Homeowner asked: Have we started doing more enforcement of the rules? Board President, Mr. Darr stated that we are working on a process of the rules. The smaller things, we also receive emails all the time about trash at the homes and we ask them to provide a photo and then Ms. Spore will go through the Community and make a documentation of the violation for a more neutral stance for compliance. We can then go through the process. We currently do not have a Fee schedule. Ms. Spore will send to the Board a couple of examples of Fee schedules for review. Homes with trash out in front and on sides of yards, Homeowners that have not mowed their lawns for months are the majority of the issues. Those are the priorities. The very visual outside of the house. Once we do have the fining policy in place, hopefully then the Homeowners will take it more seriously.

Mr. Darr stated: I am very excited about this relationship we have with FSR, this is the most communicative and most transparent board our homeowners have ever had in the entire time of its existence. This is the most board meetings we have ever had at this time and in a single year. Many times, Board meetings fail to meet their number required board meetings in the year. I plan to exceed that. My plan is to normally have a board meeting every month. Last month we had to cancel some things due to the winter weather, but I am grateful to have an opportunity to try to speak with the community here and get feedback on what needs to be done. That doesn’t mean that the Board Members can’t carry out business in between Board Meetings. We can always do business by email that is necessary.

**MANAGEMENT REPORT:** Ms. Spore spoke towards the Financial Reports. Reported on several late fees for assessments. Expenses, we are in line with where we were last year. Everything is right on course with our budget. We did move forward to moving with Foreclosures on 3 homes for non-payment. All Board Members approved the Management Report.

Ms. Spore also reported on the bids that were solicited for the fence repair due to a car accident on New Year’s Eve. Unfortunately, we were only given pictures of a vehicle getting loaded up on a tow truck and no pictures of a license plate to hold these people accountable for the damage. In this case, the HOA is responsible for repairing the damages. This money had to come out of the Budget. The damage was done to a fence off Silver Point around White Mulberry. Some of the fencing bids that came in were for $1670; $1450 and $1000. We will need to have the Board vote on which vendor we want to use. The bid for $1,000, the vendor CJ was able to get back with me with a bid within a day. There was another homeowner that had damage to their fence from a BBQ that caught a fence on fire on Super Bowl Sunday. That fence was repaired within 2 days by the vendor, CJ. He is very quick to respond and to remedy the issue. his idea. This is for damages for fences, monuments, park area etc. We need to hold the offenders accountable for their actions. The Board moved to Accept the fence repair bid for $1,000 to mend the fence with CJ. All Board Members Approved the bid for $1,000 to the vendor, CJ. We will Ratify at the next Board Meeting. CJ was a very responsive bidder and he had a great price.

Ms. Spore was also getting bids for playground mulch. We have 1 bid for 103 yards at a cost of $29k. The other bids came in between $27k - $32k. We can do the minimum amount of mulch this year to get some of it done. Gave some information for some swing replacements and bucket seat replacements to Mr. Darr for comparison. We need 2 bucket seats to be replaced. We also need to replace the swing seat belts. The seats were $105. Regular band type swing seats already met the safety standards, and they are all commercial, the seats are $105 for the bucket seats and $34 for the belt type seats and that is before taxes. That will be a few hundred dollars. How many swings do we have in total 6? We have (4) belt seats and (2) bucket seat swings. The bucket seats have holes in them. They are very quickly becoming to where they need to be replaced soon or we just need to remove them. It is a priority to replace them. Let us vote on the expenditure of the seats and the mulch that we can spend up to but no more than the entire budget of $1,153. If we need to go beyond that, then we need to go back and raise rates later to meet that amount. Board Member Mr. Dzogbenuku supports this. Motion to the board to authorize up to $1,153 for the combined spending of swing replacements and mulch for the park. Motioned and Mr. Dzogbenuke seconded it and Ms. Castro approved it. All Board Members Approved.

Mulch – can we get a bid to have someone else spread the mulch? We were looking at bids that installed the mulch and also the delivery of mulch. We need to find out how much yardage we need for the playground.

Mr. Darr asked Ms. Jaime reviews all of the financials for the Community and she was good with all the financials. She did state that the office supplies seemed a little high and that was due to the quarterly billing of the assessments. Other than that, financials were fine.

**OFFICER REPORT:** Mr. Darr stated we were talking about people helping in the Community. We are talking about HOA Committees. We are wanting to form a Park Committee. We put out an initial request for Committees. Further down on our Agenda items today, we an item for HOA Committees. There is a form to be completed on the website and via Facebook. The link was also e-blasted out to the Homeowners. The Park Committee could help with the mulch. Easter in the Park: We will postpone or just not have it. This takes a lot of energy to put it together and then just having a poor turnout. We still have the pandemic over us. We want to limit our liability a little longer. Ms. Castro would like to chair the Social Committee. We don’t want to do a large event at the moment. Ms. Castro would like to skip the Easter and do something in the beginning of June when Summer hits like face painting and bouncy house. We could do a week or two after May. Maybe we can mix this Summer with July 4th. We will do National Night Out in October.

Park Committee – maybe we could use some Homeowners trailers to load up the mulch for the park. Burnin’ Bush place, they don’t do the type of mulch that we are looking for. We are needing Kiddie crush. Ms. Spore called Burnin’ Bush and they quoted $42 a yard for kiddie mulch.

**VENDORS:** The Food Truck in the Park – we have one reoccurring Food Truck at the Park which is B-Daddy’s for the 1st Tuesday of the Month. Roosters Chicken wants to come back. Kar’s BBQ wants to come out. The Taco Truck wants to come out again. Ms. Castro stated that the Gorditas Food Truck was going to get all their certificates and schedule the Food Trucks for once a week for a 4-hour long block times. Ms. Spore will get the Food Truck’s License and Insurance Policy Number so we can set them up legitimately. Dog Wash vans might need a water hookup so that may not work so well. We are so close to being in the safe zone, so let’s hold off a little longer.

**HOA COMMITTEES:** Mr. Darr has put the form on Google forms. We asked for name, address, telephone number and email addresses. We asked for 5 Standing Committees: Social, Communications, Safety, Welcome and Park Committees. The other Committees are on the website. This was just put on Facebook. We would like for the folks that are interested to fill out the Google Form. We already have a few volunteers, and we will need to e-blast this out in the future. Motion to have to form those 5 committees: we as the board have the right to form committees and that falls under our Bylaws that are more procedural. We will put our Fining Policy there too. Mr. Darr Motioned that we form a Social, Communications, Safety, Welcome and Park Committees. We would like to entertain receiving volunteers for those committees. What is the Communication Committee? It could include a community newsletter, directory members internet website, community alerts and any form of media. We would really like a community newsletter and something to give out for useful information and community events. We also have the Facebook page and Website sites. Mr. Darr stated he can give access to anyone that would like to work on it. There is also a Silver Oaks group and the official page only posts the announcements. Ms. Castro is a moderator for the Silver Oaks group. The official page is the actual page and Mr. Darr only posts on announcements there.

Mr. Dzogbeuku will you be in favor of forming those 5 Committees. Mr. Dzogbenuku stated he would be in favor and he wants to be part of the Safety Committee. Part of that will be helping us form a crime prevention group, like a cellular on patrol group. Other things could be coming up is with good hints for crime safety. Safety tips for the community. Also writing up items for Homeowners to be made aware of. Ms. Spore introduced the Bexar County group of patrols that get together monthly and can tell you about what’s going on in the community. Mr. Dzogbenuku will be interim chair for the Safety Committee. Safety Committee should have about 5 Committee members. Social Committee will have many committee members. Ms. Castro will be the interim chair for the Social Committee. Board Approved the Interim Chairs.

We need to get started now on the National Night Out. We have the two most important committees to get our group started. Mr. Darr will support all the committees and leaders. Mr. Darr is trying to get other supporters involved. This is our standing committees. The Ad Hoc committees were the Beautification and Urban Wildlife Committees. Mr. Darr has been doing the Holiday Decorations for the last 5 years so if anyone wants assist or take it over, it would be fine with him. If anyone else wants to commit, we support you.

**NEXT BOARD MEETING DATE:** Thursday, April 22, 2021 at 7pm

**ADJOURN TO EXECUTIVE SESSION:**

**EXECUTIVE SESSION:** We have just the one home. The person only owes us $45 and we would be voting to have them foreclosed. Ms. Spore needs to put a list together and pick out the top 10 violators or more for the Board to look at and try to push them to Legal. If Homeowners are behind on their Assessments, they can get on a payment plan only once. You can only keep bad debt on the records for the last five years. As of today, there is $127k in delinquencies. We will get started on the Homeowners that owe a lot of money. Speaking of a particular Homeowner, they made a payment in October and then fell off and stopped paying. Collections that we talked about was for 0578. Let’s move forward on foreclosure. It already accrued a large legal bounce. The balance is $614 and they fell off their payment plan. Mr. Darr stated that Board members can go under Board view to see what the Homeowner owe.

**ADJOURNMENT:** Meeting adjourned at 8:25 pm