

Oakmont Downs Homeowners Association

Board Meeting Minutes

May 23, 2012 – Boone Elementary

1. **Call to Order** – Meeting was called to order at 6:31 pm
2. **Roll call** – Chester Koza, Julia O’Meara, Rose Aguirre, and Bertha Cook
3. **Management Representative** – Martha Hendler
4. **Resident present** – None
5. **Confirmed approval of April 25, 2012 Board Meeting Minutes** – Minutes were previously approved by the Board via email. Original copy was signed at meeting by Bertha Cook, Secretary and gave signed copy to Martha Hendler.
6. **Old Business:**
 - A. SAWS refund status – Status was provided by Martha Hendler after repeated inquiries. Water Dept. said we were not due refund consideration due to ongoing high water usage. Martha will follow up with Supervisor about refund due. Martha reported that a new fee of \$18.15 will be charged in the future to our water bill for which treasurer Julia will have to include in our budget.
 - B. Design Approval- Discussion regarding design approval was minimal due to ongoing construction. We are waiting for retaining walls to be erected before we proceed with design and cost to provide to Ballenger for reimbursement. Our resident Cyndee Pardinek has agreed to assist.
 - C. Insurance Renewal Bids for the D&O policy with AIAI expires July. Thus, the board approved the renewal recommendation with AIAI at an annual fee of \$3293.94 with a savings of almost \$1800.00 at the replacement cost value of \$60,000. Other bids were provided, but AIAI was the best coverage for the price.
 - D. SAWS Irrigation Audit – Chester followed up with Donna Fossum SAWS to provide update that construction is not yet complete. ProComm provided estimate of \$100 – \$120 plus tax per Julie Fazekas for all three areas.
7. **Ongoing Business:**
 - A. **Committee Reports**
 1. **Finance** – Report was submitted by Julia O’Meara, 2012 Treasurer
April 2012:
Cash: \$102,177.74

Delinquencies: Total – \$9888.08; Three accounts are past due and will be sent to the attorney's office for collection if not paid by 05-31-12.

2. **ACC Report** – No report from Bill Pazak, committee chair. Discussion regarding ACC violation regarding early trash cans was presented. No fines will be issued for putting out the trash cans the night before. Discussion regarding back yard overgrowth was deferred to have complainants call 311 to report for action.
3. **Maintenance – Irrigation & Rec. Center** – The O'Meara boys helped clean up the pavilion area trash. It was suggested to include in newsletter to remove your own trash following a scheduled party and that included dirty diapers. Discussion to restore wrought iron pieces missing in the pavilion area. Martha to get bid for cost.
4. **Security** – Excellent work done by our Deputy Chapman.
5. **Newsletter** – Our next due date to Neighborhood News is June 1st. Chester will put together a summary of the construction and its progress.

8. Existing Business:

- A. No change in status regarding Real Estate Transaction with the City of San Antonio. Property on Stable Trail taken in 2011 that was not included in written settlement. Per Richard Casiano, the schedule to complete the street widening project by May 17, 2012 was pushed back 4-6 days due to rain this month. Final repairs to landscape, electrical, and irrigation system at both entrances to be completed during last phase of construction. All required repairs are not yet complete.
- B. The HOA Covenants regarding ACC violations. The HOA submitted question to the HOA attorney for clarification regarding ACC violations and fines for repeat offenders. Once clarification is completed, they will be reviewed by the board. If approved, the clarifications will be filed at Bexar County Courthouse and become a permanent part of the By Laws. Notice of any changes will be posted in the Newsletter and the website. Martha recommended the HOA amend their covenants with regards to a force mow and get owners to pay additional cost after 3 letters. This was put on hold for now.

9. New Business:

- A. Approval of invoice for Gueldner Electric for trenching/ electrical work will be held until the fence issues are discussed with Richard and presented to Ballenger with our requests to pay.
- B. Mike Garcia submitted receipts for past purchases to be approved. Rose confirmed the \$116.00 was approved to pay.
- C. Park wrought-iron pieces falling off will be appraised for repair by ProComm's welder who can do repairs.

- D. Fence Replacement along DeZavala at opening of drainage ditch will not be replaced.
We need to discuss with Ballenger as this fence was a privacy fence for residents. Rose will address this with Richard.
- E. Drainage area- Work order #332223- Called in by Julia O'Meara on May 21st to mow the area from Stable Pass to DeZavala. City will be out within 14 days to mow.
- F. Board Meetings will not be held during the summer months of June, July, & August.

Meeting was adjourned at 8:03 pm

Signed: _____

Date: _____