



Woods of Shavano Community Association

Annual Meeting Minutes
Thursday, February 19, 2015

Call to Order

President Esmonde called the meeting to order at 7:00 PM. It was held in the Locke Hill Elementary School Cafeteria on Thursday, February 19, 2015.

Current Board Members Introduced

The following current Board members were in attendance and were introduced by President Jon Esmonde:

Pat Barger	David Markson
Jon Esmonde	Patti Massey
Felice Garcia	Ruby McDonald
Holly Harrison	Al Upchurch
Bobby Johnson	Cris Ward
Amy King	

Attendees included twenty-nine members and three proxies.

Introduction of new SAFFE Officer

Mr. Esmonde began the meeting by introducing the new SAFFE officer, Yvette Meade. She stated that in checking for recent crimes in and around our neighborhood, she found that only two have been reported to the SAPD – 2 car thefts. She stated that she understands that there have been recent incidents of vandalism, possibly by teens, in the Woods of Shavano. She encouraged residents to be vigilant about watching for incidents such as these and to report them to an expediter at 207-SAPD instead of through a COP representative. She added that she welcomes input from residents of the Woods of Shavano.

2014 Review and Accomplishments

Mr. Esmonde reviewed the 2014 Memberships and Accomplishments with the WOSCA members and non-members. Those accomplishments include the following:

Membership

- 451 Current members (up 4% from 433 members in 2014)
- 217 Full members - \$39,060 – 67% of the Association's revenue.
- 40 Outside Members - \$8,600 – 14.7% of the Association's revenue.



Woods of Shavano Community Association

Annual Meeting Minutes
Thursday, February 19, 2015

- 194 Supporting Members - \$10,670 – 18.3 % of the Association's revenue.
- Of the total Woods of Shavano residents, (64.6%) are non-members

Mr. Esmonde presented a pie chart illustrating that only approximately 1/3 of the residents of the Woods of Shavano support the total budget for maintaining and improving the assets of the WOSCA.

The following accomplishments have been made by the WOSCA Board during 2014:

Community Events

- Hosted Memorial Day event on Memorial Day weekend
- Hosted Family Fun Nights in July and August
- Sponsored Community Garage Sale
- Sponsored Christmas/Holiday Decorating Contest

Swimming Pool/Clubhouse

- Repaired French doors at Clubhouse and replaced inside lighting at the Clubhouse (Lighting – gift from Garden Club)
- Removed gazebo and replaced with sun shade (Mr. Esmonde noted that the sun shade is much more attractive, safer, and will cover much more of the area. He encouraged members to see it as they pass by.)
- Replaced filters, repaired pump room, and updated plumbing system at the pool. (Mr. Esmonde noted that although this was a large expense, it was necessary because of problems with the water quality the previous summer. He added that the water in the 2014 season was crystal clear and of excellent quality.)
- Repaired and resurfaced decks and repaired pool lights
- Enrolled 82 swimmers on the 2014 Shavano Sharks Swim Team

Indian Woods Park

- Added "Play at Your Own Risk" sign
- Maintained playground equipment

Landscaping

- Planted Mountain Laurel tree and marker in memory of Mr. Jim Babb, former COP member and longtime resident and member of the WOSCA (Mr. Giles Babb, son of Mr. Jim Babb, thanked the Association for honoring his father.)
- Clubhouse front landscaping replaced by Boy Scout troop
- Continued entryway landscaping, enhanced by volunteer effort



Woods of Shavano Community Association

Annual Meeting Minutes
Thursday, February 19, 2015

- Repaired, updated, and made major improvements to sprinkler system

Improved Communication

- Created new website with timely updates
- Created Woods of Shavano Facebook page

Security

- Added one new COP member
- Continuation of real time emails to members regarding security issues in the neighborhood
- Continuation of security concerns followed up by COP members
- Coordination with SAPD SAFFE officers and Councilman Ron Nirenberg's office.

Code Compliance

- Greater emphasis on code compliance with easier reporting of code compliance issues
- Replaced faded and missing signs

2015 Plans

Membership

- Continue emphasis on maintaining and increasing memberships
- Mr. Esmonde stated that during 2014 the Association distributed door hangers, which described the benefits of Association membership to residents of the community. This met with only minimal success.
- A member stated that she believed that the thermometer we placed at the entrance to the WOS a couple of years ago brought in several new members. She encouraged the Association to use that again.
- Mr. Esmonde encouraged each Association member to talk with neighbors and try to enlist them to join the Association.

Clubhouse

- Strip, clean, and wax the Clubhouse floor (**Already completed**)
- Paint Clubhouse baseboards
- Repair fascia board and soffits outside the Clubhouse and pump room
- Repaint wooden areas on the outside of the Clubhouse



Woods of Shavano Community Association

Annual Meeting Minutes
Thursday, February 19, 2015

Landscaping

- Continue enhancing/upkeep of entryway and flower beds

Swimming Pool

- Purchase and install swim team benches for swim meets
- Complete additional resurfacing work on the deck next to the tennis courts
- Add handrails to entry steps into the pool. (Mr. Esmonde thanked the Garden Club for the gift of the handrails, purchased for approximately \$1,250. The Garden Club raised money for the gift through their Annual Silent Auction. He encouraged those who are interested to join the Garden Club.)

Indian Woods Park

- Stain play set

Tennis Courts

- Clean surface of the Parksite Woods tennis courts
- Replace lighting on the Parksite Woods tennis court

Presentation and Approval of Proposed 2015 Budget

- Ms. Shimko reviewed the items on the proposed 2015 budget. She explained that the budget may appear to show that we are operating with less money than is actually available to us because the 2015 budget begins with zero each year, not taking into account that we actually have approximately \$22,000 in checking and money market accounts on deposit. She went on to say that when projecting costs for 2015 she considers what was allotted for the same expenditures from the previous year. She increases those that can be expected to be more because of projects anticipated to be completed in the upcoming year and eliminates or decreases amounts for projects that have been completed in the previous year or for which we will need less money to complete.

Ms. Shimko then went on to explain *why* certain expenditures would be more and why others would be less

Ordinary Income/Expenses (January – December, 2015)

Income:

Concessions – Pool & swim team	3,393.45
Donation (general and COP's gas)	630.65
Pool Gas Passes	2,260.00
Membership	60,052.48
Rental Income	10,820.00



Woods of Shavano Community Association

Annual Meeting Minutes
Thursday, February 19, 2015

Pool Sponsorship Banners	1,405.00
Swim Lessons	3,900.00
Swim Team Caps & T-shirts	205.00
Swim Team Registration	8,485.16
Yoga Classes	<u>2,537.00</u>
Total Income	<u>\$93,688.74</u>
Gross Profit	<u>\$93,688.74</u>
Expense:	
Administrative	1,408.00
Association Events	1,142.58
Concessions	1,090.52
COP's Gas Cards	300.00
Deck Renovations	2,000.00
Insurance	6,913.20
Landscaping	5,115.00
License and Permits	439.81
Payroll	29,512.29
Pool Equipment	1,099.84
Recreation Center Maintenance	22,546.62
Swim Team Expenses	4,300.57
Swimming Pool Advertising	54.13
Taxes	2,536.48
Telephone	607.98
Utilities	11,951.00
Yoga Instructor	<u>1,862.25</u>
Total Expenses	<u>92,880.27</u>
Net Ordinary Income	808.47
Other Income/Expenses	
Other Income	
Interest Income	<u>64.56</u>
Total Other Income	<u>64.56</u>
Net Other Income	<u>64.56</u>
Net Income	<u>873.03</u>

A motion to accept the budget was made and seconded, and the motion carried by a vote of 29 (Yeas) to 0 (Nays) of the 29 eligible voters present at the meeting.



Woods of Shavano Community Association

Annual Meeting Minutes
Thursday, February 19, 2015

Election of Board of Directors

- Ms. Massey reviewed the by-laws related to serving as a Board member.

The following members were nominated to serve as members of the WOSCA Board of Directors for 2015:

- Ms. Massey stated that Ms. Barger, Ms. Harrison, Ms. Massey, Mr. Upchurch, and Ms. Ward, who currently serve on the Board, have agreed to have their names placed in nomination to serve an additional term.
- She then opened the floor for additional nominations. There were none.
- Ms. Susan Keene made a motion to elect the slate of officers as presented. Mr. David Kirk seconded the motion. The motion passed unanimously.

All were elected to serve by a vote of 29 of the 29 eligible voters present at the meeting.

Question and Answer Session

What percentage of the homes in the Woods of Shavano are rentals? Can renters be members of the WOSCA?

We do not have that information, but we do know that several landlords have purchased memberships for their renters.

Renters are eligible to purchase memberships for their families.

Can credit cards be used to pay for WOSCA memberships?

We do not accept credit cards because of the fees involved, but we do accept Pay Pal. The cost is slightly more to offset the processing fee – information can be found on the web site: \$190 – full membership and \$60 – support membership. This can be done on the WOS web site.

What is the procedure for reporting problems with homes not being well-maintained in the WOSCA? There is a home with a broken window on Spotted Oak Woods. The window has been boarded up for several months. The yard is also an “eyesore”. What can be done?

Ms. Harrison, the Code Compliance Representative for the WOS, stated that it is a code violation to board up a broken window and not to replace it. The city allows a certain amount of time to get it done. Weeds 12 inches high and taller are a code compliance issue. Ms. Harrison cautioned that beauty is in the eye of



Woods of Shavano Community Association

Annual Meeting Minutes

Thursday, February 19, 2015

the beholder. Although something may not be attractive or acceptable to one person, it doesn't mean it's a code compliance infraction. To call in a report, call

*311. Someone will take your report. There is also a new free APP for Android and iPhones (**San Antonio 311**). Take a picture of the problem and send it to Code Compliance. It is important to know that the more people who report the problem, the more likely it is to be taken care of. Have neighbors report problems as well. If a house is a rental, the landlord may not be aware of the problem. If possible, report the problem to the landlord.*

A resident suggested that someone who does lawns might approach the person in question to see if he needs help taking care of his yard.

At a previous annual meeting, a “hot topic” of discussion was mandatory community association membership. Is that now a dead issue?

Mr. Esmonde explained that there are a number of plats that make up the Woods of Shavano. A vote for mandatory membership would have to be approved by each individual plat. There are also a required number of years to pass for the issue to even be raised. The age of the homes in the various plats varies widely, making the vote even more difficult.

Mr. Esmonde stated that Board members have worked hard to make the Woods of Shavano property solvent, so the issue is no longer dire as it was a few years ago.

A resident stated that in a previous year a thermometer showing the number of members of the Association was placed at the Indian Woods entrance, noting that the thermometer seemed to increase membership.

(The following questions were directed to Councilman Ron Nirenberg, who attended the meeting.)

Can we get signs posted at both the Indian Woods and Parksite Woods entrances indicating “No Outlet” to Loop 1604 or Locke Hill Selma? This would prevent additional traffic from coming into the neighborhood.

Councilman Nirenberg indicated that he would have someone in his office check on it. He believes it can be done.

Is there a limit to the number of cars for each residence?

No one seemed to know for certain but one person stated that he believed it could be 1 car per bedroom in each home.



Woods of Shavano Community Association

Annual Meeting Minutes
Thursday, February 19, 2015

Instead of waiting till plans have been finalized and permits issued, is it possible for residents of the Woods of Shavano to have input on future development in the area surrounding the Wal Mart Neighborhood Market?

Councilman Nirenberg stated that he has requested a meeting prior to plans being finalized for future development at the site. He added that even though residents in surrounding neighborhoods were dissatisfied with how the Wal Mart development was done, the personnel at the store have responded to requests made by residents of those surrounding neighborhoods. In response to neighbors' concerns, they decided against staying open all night. They have also planted attractive landscaping. They seem to be receptive to making changes based on neighborhood concerns.

Can anything be done about the large delivery trucks that use DeZavala Road on their way to Wal Mart? The trucks are damaging the asphalt on De Zavala Road. Being only a two lane street in most places, the trucks are taking up too much of the road.

Councilman Nirenberg stated the management at Wal Mart is encouraging delivery drivers to use Huebner Road and Locke Hill Selma instead of DeZavala.

Promises made by Wal Mart were reneged on. They promised a tree screen between the store and DeZavala Road. Now more and more trees have been removed near the CVS store.

Councilman Nirenberg will have someone on his staff check on it. Wal Mart agreed to several provisions in writing, including landscaping.

What was the purpose of the installing the handicapped sidewalks? Some have a street sign, a mailbox, or light pole in the middle of them, making them impossible to use by people in wheelchairs.

Councilman Nirenberg stated that the sidewalks were redone to comply with the ADA (American Disability Act). He said that sometimes the workmen don't use common sense when they construct the sidewalks. He asked that pictures be taken and sent to his office so corrections can be made.

Is there any information about construction beyond the berm? There seems to be activity there.

No one had any new information.



Woods of Shavano Community Association

Annual Meeting Minutes
Thursday, February 19, 2015

Why aren't streets in the Woods of Shavano being repaved? It has been a long time since any repaving has been done.

Councilman Nirenberg stated that a certain amount of money is allotted to each council district. The money is allocated on a "greatest need" basis and/or a rotating basis. Citizens can request specific areas to be improved by contacting his office.

What was the reason for the city of San Antonio to deny the request of residents of the Woods of Shavano to name the street running beside and behind Wal Mart something other than Indian Woods? There was a precedent for it in the entrance to Shavano Ridge.

Councilman Nirenberg stated that he was told it was too costly to do, but he never understood the reasoning.

State of the District Meeting and Mayoral Debates

Councilman Nirenberg encouraged residents of the Woods of Shavano to attend a workshop on the State of the District to be held at the Ecology Center at Phil Hardberger Park on Saturday, February 21, 2015 at 3:00 PM. He also invited everyone to listen carefully to mayoral debates when they occur in the near future to make an informed decision about which candidate to support for mayor.

WOSCA Members Attending

1. Walter Ague
2. Giles Babb
3. Pat Barger
4. Celeste Branstetter and Felice Garcia
5. Roy and Esther Brooks
6. Scott and Dana Crews
7. Jon and Alanna Esmonde
8. Richard and Nancy Geyer
9. Jeanne and Ernest Gibson
10. Fred Grasso
11. Edward and Shirley Greene
12. Holly Harrison
13. William and Annette Hubbard
14. Bobby Johnson
15. Amy Serda-King



Woods of Shavano Community Association

Annual Meeting Minutes

Thursday, February 19, 2015

16. David and Marlene Kirk
17. Jessica Kirk

18. David Markson
19. Patti and Bill Massey
20. Carolyn McClusky
21. Ruby McDonald
22. Carla Munoz
23. Marissa Nicholas
24. Deborah Perez
25. Michelle Scherer
26. Jean Shimko
27. Richard Soat
28. Al Upchurch
29. Cristeen Ward

(In the event that votes were needed to reach a quorum, the following members signed proxies for their votes. An adequate number of members attended, so these votes were not needed.)

1. Heath and Alice Barclay to Ruby McDonald
2. August and Rosemary Lujan to Al Upchurch
3. Dan and Sue Patton to Jean Shimko

Meeting Adjourned

Mr. Esmonde asked if there was any further business. There being none, the meeting was adjourned at 8:00 PM.