

## Cibolo Ridge POA Annual Meeting – December 2<sup>nd</sup>, 2023, Wilson County Cowboy Church

(Draft)

- Meeting called to order at 10:05 by President, Carl Fowner
- Board members in Attendance: Secretary, Micheal Holzer, Treasurer David Murphy, Members Krist Duarte and Larry Vitagliano
  
- Total Attendees: 23 Quorum 20 present
  
- Micheal Holzer read meeting minutes from previous annual meeting
  - Michael made motion to approve
  - Judy Guillot seconded
  - There were no objections
  - There was no discussion
  - Motion carried; 2023 minutes approved
  
- David Murphy, Treasurer, provided explanation on the previous and current state of the finances
  - Current expenditures and balance
  - 2024 Budget Presented
  - Motion was made by Larry Vitagliano to approve
  - Motion was seconded by Ray Prestridge
  - There were no objections
  - Motion carried, 2024 Budget was approved
  
- **Old Business:**
  
- Larry Vitagliano - Bylaw Revision update
  - Request was made by homeowners to send out revised bylaws prior to review and prior to a general meeting.
  - Recommend by homeowners to have an in-person and remote meeting to review and revise bylaws
  - Open Discussion on fines and penalties occurred, with no recommendations outlined.
  - Open Discussion on communication, Facebook is not a POA tool, all communication to POA must go through the POA website.
  - Discussion closed
  
- Old Business Continued:
  - Addition of the Mailbox lighting project was discussed
  - Carl Fowner provided explanation on current status of mailbox and mailbox location
  - Mail Boxes are not on Cibolo Ridge Sub-division property; they are situated on land that is currently up for sale by developer

- It's possible in the future we would have to move them, this would be researched to determine options
- Carl F. provided name of Precinct Commissioner: Jeffery Pirdola - Precinct Commissioner
- Carl F. recommend not to install permanent lights on mail box shelters so as not to waste money
- Discussion Closed
- **New Business**
  - Installation of Solar lights on front sign and mailboxes
    - Safe place to move mailboxes was brought up, tabled
    - Discussion on level of lighting required, how much to spend, how bright, how much coverage
    - Motion made by a home owner and seconded by Sherri Minor for to research solutions on solar type of lighting, installation and spend up to \$4000 .
    - Motion carried and approved
    - 20 For 3 Against
  - Open discussion was made on Sub-division Common Courtesy
    - Unleashed dogs/excessive barking
    - Spotlights shining in other's backyards/property
    - Speeding through sub-division
    - Motion made by JoAnn Nalley for Board to send letter addressing common courtesies, seconded by Joanne McNally
    - Motion carried and approved
  - Open discussion, on making golf carts legal in our area, not clear on the law. Tabled
  - Further discussion on moving mailboxes to new location, tabled
  - Carl requested for nominees for an alternate for the board
  - Carl requested for nominees for the ACC, Lori Cruz volunteered, training to occur.
  - All communication to POA is through POA website.
  - Motion made to go through CC&R's at the same time as Bylaws by Sherri Minor, seconded by Richard Wade
  - Motion carried and passed
  - Motion made to close out new Business by Larry Vitagliano seconded by Sherri Minor
- Kristi Duarte brought up cost of software cost and benefit of this application
  - Add process to USER on Pay POA
- 11:39 Motion to adjourn made by Larry V., seconded Linda Wade