

CIBOLO RIDGE PROPERTY OWNERS' ASSOCIATION

Annual Meeting Minutes

November 11, 2021

I. Call to Order

Judy Wigginton, Secretary and Acting President, called to order the annual meeting of the Cibolo Ridge Property Owners' Association at 7:03 p.m. at the Wilson County Cowboy Church in La Vernia, Texas.

II. Prayer and Attendance

Judy Wigginton gave the invocation with approximately 65 members present.

III. Announcements

Judy Wigginton shared the news of an open position on the Board. Joel Machost submitted his resignation due to the increased demands of his job. Judy also shared that Gerry Yost with Homeowner's Service Company (HSC) submitted her written 60-day notice to terminate her contract with the CRPOA including her decision not to attend our annual meeting. HSC is on the Agenda today under New Business.

IV. Reading of Prior Meeting Minutes

Judy Wigginton read the minutes of the first annual meeting of the Cibolo Ridge Property Owners' Association held on June 16, 2021 at Ava Ridge Street. A motion was made by Kathryn Ross and seconded by Deborah Hoppe that the minutes be approved as read. There were no questions or further discussion. Calling for any objections and hearing none, the motion carried.

V. Financial Report

Copies of the IBC Bank Balance Sheet (as of October 31, 2021), October 2021 Income Details and October 2021 Revenue and Expense Statement were provided to all members in attendance. Charley "C.A" Jones, Treasurer, read aloud the three documents. The Balance Sheet showed total assets of \$5,574.10 and total liabilities of \$60.00 for a total equity amount of \$5,514.10. October 2021's sole income included annual assessments of \$120.00.

October 2021 expenditures included \$11.02 for electricity, \$400.00 for the management company fee and \$263.81 for support expenses. Total expenses for October 2021 were \$674.83. Total cash on hand as of October 31, 2021 is \$5,514.10. A copy of the Financial Report is attached.

There were several questions for clarification, Charley Jones addressed each one and discussion ensued. A motion was made by Larry Vitagliano and seconded by Gerald Guillot to accept the financial reports as presented. Calling for any objections and hearing none, the motion carried.

VI. Old Business

Judy Wigginton, Secretary/Acting President, introduced herself and Charley “C.A.” Jones, Treasurer as the Board of Directors.

VII. New Business

1. A question from the floor regarding the 2022 Budget and potential increase of POA dues was presented. Judy Wigginton, stated the 2022 Proposed Budget was created by Homeowner’s Services Company but we were not in agreement with the proposed budget; therefore, we will wait until December 13, 2021, to see what remaining monies would be turned over by HSC. We expect at that point creating a 2022 Budget would be more agreeable in support of the CR community. Judy also shared that it is not our intention to increase dues at this time.
2. Judy Wigginton shared that the Board has selected the Architectural Control Committee (ACC) members Richelle Arnold, Raymond Matamoros and Brian Rauschuber who will be officially appointed in this evening’s Executive Session.
3. Judy Wigginton opened the floor for questions regarding the Homeowner’s Service Company (HSC) separation from the Association. Several questions were presented around the cause for Gerry Yost’s early cancellation of the contract. Judy and Charley explained there were many levels of disagreement between the Board and HSC. Especially HSC’s business practices with regard to the Association’s monies. HSC owner Gerry Yost has full ownership of our account, in fact we have no authority where the funds are concerned; and Gerry has sole discretion and signing authority for spending Association’s funds. When we questioned Gerry regarding spending and her 2022 Proposed Budget, it seemed to agitate the relationship and ultimately caused Gerry to cancel the contract originated by the Developers of Cibolo Ridge.
 - a. Raymond Matamoros and Brian Rauschuber expressed concern with regard to the ACC and the process for handling ACC Review Requests. Discussion ensued with regard to the benefits of having a management company handling this process. A motion was made by Raymond Matamoros seconded by Brian Rauschuber to ask the members present to consider having a management company represent the Association. There were no further questions or discussion. Calling for any objections and hearing a large majority of the members present vote Nay, the motion failed.

4. The communication expectations were brought forth as a centralized email account for the Association. A gmail account has been established as the main contact source to reach the Board of Directors as well as the ACC. At this time only Judy and Charley have access to the email inbox but the ACC members will soon have the same access.
5. The Association's official meeting cadence will be to hold meetings quarterly. Other special meetings will be held as needed.
6. Other New Business
 - A. A motion was made by Kay Finley and seconded by John Simpson to establish a *Bylaw Review Committee*. Discussion ensued. It was agreed that the committee's responsibility will be to review the bylaws and recommend changes to membership at the next regular CRPOA meeting. Larry Vitagliano will serve as Chairman joined by members Jessica Moore and Kathryn Ross. Calling for any objections and hearing none, the motion carried.
 - B. A motion was made by Gerald Guillot and seconded by Frank Freeman to amend the Bylaws by increasing the Board of Directors from three to five positions. Discussion ensued. Calling for any objections and hearing none, the motion carried.
 - C. A motion was made by Raymond Matamoros and seconded by Brian Rauschuber to re-elect all five Board members. Discussion ensued. Calling for any objections and hearing a large majority of the members present vote Nay, the motion failed.
 - D. A motion was made by Kathryn Ross and seconded by Gerald Guillot to accept and maintain the duly elected Board Members, Judy Wigginton and Charley Jones. Positive and encouraging discussion ensued. Calling for any objections and hearing none, the motion carried.
 - E. Further discussion regarding the election of new Board members included emailing nominations to the official CRPOA inbox at ciboloridgepoa.lv@gmail.com. It was agreed nominations will be accepted for ten days through Sunday, November 21, 2021. The Board Secretary will prepare a draft agenda to be mailed as well as emailed to the membership.
 - F. A suggestion, from the floor to create flyers containing the CRPOA email address be hand delivered to each member at their residence. Kay Finley offered to assist with handing out flyers.

VIII. Adjournment

A motion was made by Gerald Guillot and seconded by Larry Vitagliano that the meeting be adjourned. There was no discussion or objections; therefore, the motion carried. The meeting was adjourned at 8:31 p.m.

Minutes submitted by: Charley "C.A." Jones

Minutes approved by: Judy Wigginton