



BOERNE SADDLEHORN HOMEOWNERS ASSOCIATION, INC.

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Annual Meeting – 2:00 P.M., January 24, 2026

VIA ZOOM

The meeting opened, and 12 authorized voters were in attendance, along with 2 additional proxies, 1 absentee ballot, 3 board members, and the administrator. The President, Trisha Marquiss, called the meeting to order at 2:00, welcomed all attending, and declared a quorum. The meeting was recorded for corporate record retention and would be posted on the website. All were provided with a copy of the minutes from the 2025 annual meeting before the 2026 meeting, along with a financial summary and a contractual agreement appointing Sue Jewell as Association Administrator.

The President explained that Russ Vulgamott had been reinstated as a board member to finish out Sue Jewell's term. (*Bylaw 2.5 states, "Vacancies on the Board caused for any reason, except the removal of a director by a vote of the Association, shall be filled by a vote of the majority of the remaining directors, even though less than a quorum, at any meeting of the Board. Each director so elected shall serve out the remaining term of his predecessor."*) She advised that Sue runs the office for the Association and will continue to handle all the duties she has always handled for the HOA.

The President made introductions of board members and positions held by each board member. She noted Kellye Whittenburg is the Architectural Committee Chair. Charissa Parkhill serves as communication liaison and website coordinator.

The President then explained the required dues payment and how to submit payments. She asked the Administrator to review the financials. Sue reported that the initial summary was in error, and a revised summary was submitted. This showed income of \$40,724.44 and expenditures for the year of 2025 as \$28,660.79. The increase in income was aided by homeowner transfers of ownership. To date, 82 people have paid their annual dues for 2026. She further explained that the purpose of the HOA is to maintain property values and that the association runs on the premise of a "good neighbor". Complaints and violations are addressed via courtesy notices and working towards an amicable solution. She advised that the association received that day a member's email addressing the violation of trash cans in the driveway, old tires, lawnmowers, and other debris within sight from the curbside. They suggested a 3 strikes process, meaning 3 notices, then a fine if not in compliance. It was noted that the association had a special meeting addressing the trash can issue, and it was voted that trash cans could be stored on the side of a home if there is no room in the garage. She asked if anyone wanted to discuss and vote on this, but there was no feedback. There are numerous violators of storing trash cans in front of the garage door. Members are asked to comply with the rules.

The President reviewed participation in National Night Out, the association's hiring of off-duty officers for security on holidays, and having the fencing repaired and painted at the entrance to Derby.

Attending members inquired as to the increased income issue. Sue explained that the association gets \$75 for a resale certificate and \$250 for a transfer fee when home ownership is changed due to sales. There were many turnovers of ownership in the development this past year, which brought in this extra income.

Additionally, they inquired about liens placed on property. Sue explained that delinquent payments for annual dues reap a \$25 penalty fee when not paid by January 31. If they are not paid by March 31, they are turned over to our attorney for collection. He submits a letter requesting payment sent by regular mail and certified mail. If they do not respond or pay after that, by May, a lien is placed against the property and recorded with the county clerk's office. If the property owner tries to refi or to sell the home, those liens must be satisfied to get a clear title. The members also brought up the issue of dogs not being on a leash, dog owners allowing their dogs to do their business, and not cleaning it up. Members are advised that it is a city ordinance that dogs must be on a leash, as well as a CCR of the HOA, and people should contact the city with violations. Also, be a good steward – clean up after your dogs! It's your responsibility. Be a responsible pet owner!

The President next explained the voting process. She said two board members are requesting reinstatement by vote. Nobody offered any new nominations. Russ Vulgamott then addressed the meeting, sharing his information and his desires for the association going forward, which included maintaining low dues and continuing the "good neighbor" policy. Charissa Parkhill is the other board member seeking reinstatement, but she was ill and unable to attend, so Sue spoke on her behalf. She pointed out how instrumental Charissa has been to the board as our technical and communication liaison. She stated that Charissa has been a great asset to the board.

No further discussion or questions coming forth, members were asked to vote on the candidates. We had a technical issue counting the votes, so it was agreed that the tally would be submitted post-meeting. There were 12 votes for each candidate, and they were reinstated. Welcome back, Russ and Charissa. Thank you, Michael Pate, for saving us, running the Zoom meeting, and getting the vote link to me for counting. Much appreciated!

There being no further business to discuss, a motion was made to adjourn, seconded by Russ Vulgamott, and the meeting was adjourned.

Respectfully submitted and approved:

/s/
Trisha Marquiss, President

/s/
Sue Jewell, Secretary