



BOERNE SADDLEHORN HOMEOWNERS ASSOCIATION, INC.

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Annual Meeting – 2:00 P.M., January 25, 2025

VIA ZOOM

The meeting opened and 16 authorized voters were in attendance with two additional proxies. 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 records retention and will be posted on the website. All were provided with a copy of the minutes from the 2024 annual meeting before the 2025 meeting, along with a financial summary. Sue Jewell made a motion to approve the minutes from the 2024 meeting, Steve Owens seconded the motion, and the minutes were approved.

The President explained that Russ Vulgamott had resigned from the Board in December and Charissa Parkhill who had previously been on the board, was moved into his place. She resigned from the ACC and moved Teresa Kelly to chair the ACC. Upon this disclosure, an extensive discussion was pursued on the appointment authority of board members. ***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."*** The members then discussed the potential changes to the Board composition, changing the number of board members from 5 to 7. A motion was made and seconded and all in attendance unanimously voted for this change.

The secretary noted and advised that all members are allowed to attend board meetings. Law requires a 72-hour notice of said meeting to be posted. Notices are posted on both bulletin boards at the mailbox kiosks.

Charissa Parkhill advised that she would prefer to resign from the ACC and noted that Teresa Kelly was also resigning. Becca Kuhlmeier volunteered to take over the chairmanship of the ACC and Colton Shannon agreed to serve on that committee as well. Charissa advised that she would forward all the details, documents, etc. to them and/or meet with them for the transition and explanation of the ACC process.

Patrick Kuhlmeier brought up the problem of a dirt berm behind the houses toward the end of Derby and boulders in the drainage ditch which he believed would have to be

discussed with the city. He further offered to put up the "Children at Play" and "Slow Down" signs purchased for the neighborhood. The President noted the Association has had the materials for over two years and the individuals who requested them and offered to install them, refused to complete the installation. Outreach to others to install them was unsuccessful. She also noted that the Association purchased a shed in the Fall of 2024 for storage of HOA property. Due to weather and holidays, it has not yet been put together. It and several other items have been stored in the garages of the Secretary and the President due to the lack of storage for said items. Mr. Kuhlmeier offered to assist in getting the shed erected. The Board will discuss the location for the shed at the next general meeting.

The Secretary reviewed the financial summary. She noted the current balance in checking to be \$14,755.09 and the Reserve amount of \$10,065.95. As of this date, 76 Homeowners had paid their 2025 HOA dues. She stated that 1099s had been processed and financials sent to the CPA for tax preparation. She then advised that the board was aware the lights were out at the entrance off 474 but new ones had been ordered and were to be installed this week.

The President reviewed the accomplishments of the past year. These included completing the playground, purchasing and planting new trees, and installing a sprinkler system where water was not previously accessible. She explained the difficulties with vendors for events and the multitude of emails and tasks that two main board members deal with almost daily. She addressed the damage done by the winds: specifically, the tarp on the playset and the gate on the upper Derby side of the fencing. She has contacted the appropriate people for these repairs and is getting cost estimates.

Nominations were then requested from the floor and the voting process was explained. The secretary voiced her desire to retain Trisha Marquiss and Steve Owens as they had proven to be the most beneficial assets to the Board. Next Patrick Kuhlmeier and Michael Pate were nominated for the Board. Voting for the 4 positions then ensued. Charissa advised that the voting unanimously confirmed the 4 candidates to the Board. It was then requested that the two new board members provide their bios and photos to Charissa to update the website and their preferred phone number and email address for board communications. President then welcomed all new inductees and thanked them for accepting their respective positions.

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

Respectfully submitted and approved:

Trisha Marquiss, President

Sue Jewell, Secretary