

**BOERNE SADDLEHORN HOMEOWNERS ASSOCIATION, INC.**

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**Board Meeting-April 30, 2025**

The Board of Directors met at 321 Derby Drive on April 30, 2025, and held an executive session with counsel from 5:30 to 6:30 PM. Notice of the regular meeting was duly posted. Board members in attendance included Trisha Marquiss, Sue Jewell, Steve Owens, Charissa Parkhill, Michael Pate and Patrick Kuhlmeier. Absent was Kelley Shannon. Russell Vulgomott joined the regular meeting as an HOA member and ACC committee volunteer.

The meeting was called to order by the President. The secretary gave the board the figures to date of balances in checking and reserve accounts ($26,790.36 and $10,068.43, respectively). She then presented handouts to the members of new HOA/POA legislation revisions. Most of these pertained to transparency of which our governing documents are recorded and in compliance. The other issues applied to subdivisions whose covenants are drafted on or after September 1, 2025.

The President advised the board earlier via written correspondence that Kelly Whittenburg had volunteered Chair the Architectural Committee and Russ Vulgomott would assist. The purpose of the earlier written correspondence was due to the fact that Ms. Whittenburg also submitted paperwork to the ACC to redo her landscape making it necessary for the entire board to review her requisition and approve same. The board is very grateful to Kelly for taking on this volunteer position.

The President attended the City Hall presentation for HOAs and shared the following information:

* The presented the ballot and voting information
* Next was 2022 bond updates
  + 3 streets were completely rebuilt and repaved including W. Blanco, W. Kronkosky and Parkway Dr.
  + John’s Road and School Street will be getting a roundabout. The intersection will be closed for several weeks during summer break and the first phase will entail utility relocation. The second phase will be next summer and include the roundabout.
  + Adler’s first phase will include two water crossings being repaired with new elevated culverts this will take place through summer and complete last of 2025, early 2026. Phase 2 will be done in 2026 and include widening the street to 3 lanes with 10’ shared use path on the north side of the road and a 5’ sidewalk on the south side, plus a roundabout at Adler and Plant Street with drainage improvements, including curbs and storm drains.
* Several enhancements have been completed in the various parks with installation of pickle ball courts. Northside had a major overhaul which was multi-phased. Phase one included pickleball, splashpad, all abilities playground, multi-use fields, a dog park and walking trail.
* Existing water rebates include rainwater harvesting rebate, irrigation system consultation rebate and irrigation system rain/freeze sensor rebate
* Proposed new water rebates include turf grass reduction to provide a $150 rebate for the removal of 200 square feet of existing irrigated turf grass and replacing with drought tolerant landscape beds or xeriscape. Requires any existing irrigation within the landscape beds to be removed. Requires site photos and written narrative of landscape plans submitted for pre-approval to determine rebate eligibility and before and after photo documentation upon completion.
* They proposed possible CCR updates: Ways to simplify rules for HOAs:
  + Xeriscape – drought tolerant landscaping
  + 80% would be drought tolerant vegetation and 20% other material
  + Working closely with Hill Country Alliance to provide guidance to HOAs

Patrick Kuhlmeier brought up the problem with the drainage ditch being clogged by the farm area behind the Derby Drive Homes near Belmont. That is county and not city so the President said she would look into how to contact the owners and ask the county what can be done.

Commitments of board members to the position was addressed. The President thanked those that helped with the playground mulch spreading and asked members to solicit volunteers to do the spreading of mulch in the various flower beds. There are a few trees that have died and need to be replaced but this requires permission from the city and an arborist. The edging around the flagpole area also needs to be replaced. Mr. Kuhlmeier is going to contact a handyman about a bid to replace broken fence boards, painting the fence and possibly doing the edging project.

We are signed up again for National Night Out and having difficulty getting food trucks and other entertainment for the kids. If anyone has any connections or suggestions, all assistance is welcome! In the past the events were promoted by our President and her teens going door to door with fliers. Participation has been minimal in years past so sharing this information and encouraging your neighbors to participate would be greatly appreciated. NNO is a great way for us to honor our first responders and show our appreciation.

There being no further business for discussion, the board adjourned at 7:50 p.m.

Respectfully submitted and approved,

Trisha Marquiss, President Sue Jewell, Secretary