



# THE ESTATES

at Stonegate

## MEETING AGENDA

Board of Directors Meeting

Wednesday, March 22nd, 2023, 7:00 PM

Venue: 2210 Estate View Dr, San Antonio, TX, 78260

**1. CALL TO ORDER:** President 7:08pm

**2. ROLL CALL AND ESTABLISHMENT OF QUORUM**

Meisel       López       Wieland       Moya       Kimble

Long (exofficio)

**3. APPROVAL OF THE MINUTES FROM PREVIOUS MEETING AND SPECIAL MEETING**

– Jan 18, 2023 & February 20, 2023 Special Meeting Minutes motion to approve – Wieland, second by Kimble. Unanimous approval.

**4. REPORTS**

A. Income, Expenses and Financials – Feb 2023 is last month report from Birdy. Transferring all financials from Birdy is in process. “Starting Point” audit to be bid once all financials are transferred.

B. Management

1. Status of Assessments – not sent out yet. Pending a decision regarding vacant lots later in this meeting.

2. Status of properties/ownership – Miller residence scheduled to close later this month.

C. Architectural Review – none to report

D. Roads, Common Areas and Landscaping

1. Street blacktop maintenance – tabled until TX HWY 281 upgrade completion

2. Street blacktop edge weed spraying – Long proposed Board purchasing a large sprayer and weed killer. Kimble motion to purchase, Meisel second. Unanimous approval.

E. Entrance Gate Construction – Final draw request was received from the Contractor and was paid after receiving lien releases, except \$5000. Final \$5000 to be paid upon completion of

top cast stone pieces and any other outstanding items. New entry loop was installed today as well as the pedestrian button that opens the exit gate from inside the community.

- F. Communication with Homeowners – Discussion related to best methods to notify homeowners. Kimble motion to make the standard procedure as: notify via email and bulletin board. Wieland second. Unanimous approval.
- G. Ribbon Cutting Event at Gate – pending gate completion. Long to communicate with homeowners in charge of setting up the event.
- H. Camera System at Gate – Reviewed various proposals and discussed the benefits of having cameras at the gate. Tabled until a discussion in the annual meeting.
- I. Community-wide Meeting – combined with Annual Meeting in the future.

## **5. OLD BUSINESS:**

- A. Trash Collection Contract - Review and Vote – reviewed three proposals from: Waste Management, Tiger, and Republic. Wieland motion to sign a 1 year contract with Waste Management for the same scope of services that we currently use. Kimble seconded. Albert Lopez to request the contract, confirming waste collection for specific addresses can be shut down if dues are not paid, as well as the details related to bulky items pickup as part of the contract. Unanimous approval.

## **6. NEW BUSINESS:**

- A. Management Communication with New Homeowners – Long presented the new Homeowner Welcome form and information packet for Board review.
- B. Website – Website is up and running.
- C. ACC Form – Form is now digital and available on the website.
- D. Landscape bid for entrance – Long received a bid for landscape maintenance at the entrance. No action.
- E. Vacant lots dues rate – Don to contact homeowners related to their vacant lots to secure more info about past decisions and report back to the Board.
- F. Interest charges on late dues – Confirmation needed for the “maximum interest rate allowed by the law” as specified in the DCCRs. Further research is required.
- G. Tax Return completed and ready to send in by October 15, 2023. Long intends to continue using same CPA that has been preparing the return for the past few years.
- H. Bank account setup and details – Long provided a report on the setup of the new checking account.
- I. Envelopes and printed checks – these have been received and are in use.

- J. Set dates for entire year future meetings – Board to consider setting dates for an entire year at a time.
- K. Can Board Members vote by proxy – No. The board members of a non-profit corporation cannot vote by proxy according to the law.
- L. Late charges on specific utility bills – reviewed information related to past and potential late charges associated with utility bills. No pending action.

7. **EXECUTIVE SESSION:** if needed - none

8. **HOMEOWNERS COMMENTS**

Any member can make statements and/or deliver documents to the Board in any subject matter relevant to the Association. Presentations are limited to 3 minutes per person and a person can only appear one time per meeting. Members cannot thereafter participate in the Board meeting.

Magness spoke about restrictions related to neighboring properties and asked the Board to review certain potential violations. ACC to review potential violations.

9. **SCHEDULE DATE AND TIME FOR NEXT MEETING** – Thursday, June 8, 2023

10. **ADJOURNMENT** – Motion by Miesel, second by Kimble – unanimous approval to adjourn at 10:40pm.

Approved Arturo G. Moya  
President

Attested [Signature]  
Secretary

Date Approved 6/8/2023