THE ESTATES
at Stonegate

MEETING MINUTES

Board of Directors Meeting
Thursday, March 26th, 2026, 7:00 PM
Venue: 2210 Estate View Dr, San Antonio, TX, 78260

1. **CALL TO ORDER** – *7:02pm – Call to Order – President. Acknowledgement of Cyndi Villalobos filling a Board position and thanks for her continued service*

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

☒Meisel ☒Moya ☒Miller ☒Smith ☒Villalobos ☒Long (ex officio)

3. **APPROVAL OF MINUTES FROM PREVIOUS MEETINGS**

   A. February 5, 2026 Board Meeting - *unanimous*

4. **REPORTS**

   A. Financial Report Review – *nothing at this time. Don to find higher yield investment for the CD balance of approximately $133k. Requirements are: FDIC insured, 4% or higher return, if not liquid, nothing longer than 12 months.*

   B. Assessments Collection (non-account specific) – *progressing normally*

   C. Changes in Property Ownership – *one homeowner*

   D. Architectural Control Committee

      1. Report on Approved Requests since last Board Meeting

      2. Letter to property owners related to restrictions on RV/trailers on lots – *to be addressed via a newsletter article generically addressing compliance with this covenant*

   E. Roads, Gate, Common Areas and Landscaping

      1. Roads

         a. Roadside weed maintenance – *nothing at this time*

         b. Safety on streets – *Don addressed Board with an email from a homeowner regarding damage to a vehicle inside the neighborhood*

c. Potholes – *Don repaired with cold patch approximately 1 week ago. $7500 minimum to repair up to 2000 sqft. Don to get asphalt contractor to mark spots and confirm < 2000 sqft. – unanimous approval*

2. Gates – update on repainting bid - *$5000 to powder coat from Superior Fence, Meisel, Miller, unanimous. Powder coat gates, check on sleeves with set screws to be powder coated along with vertical posts.*

3. Mailboxes – *nothing at this time*

4. Landscaping

   a. Status of general cleanup of neighboring property on 281 and response to POA complaints to Bexar County – *Don to increase requests for update until response received. Called and filed an official request with COSA on 3/26/2026 with receipt of filing*

5. Water System

   a. Status of plans for backup generator(s) for the water system – *Don to ask, "Do any of their other communities have a backup generator"*

   b. Status of repair at front gate and monument – *open hole still there. Second repair seemed to have fixed it*

6. Trash Contract – Current contract expires in May 2026 – *no information available until 30 days out from renewal*

F. Communication with Homeowners

G. Social Committee Updates – *confirmation of dates in the Community Calendar*

5. **GENERAL HOMEOWNER COMMENTS** - Any homeowner within the Association may make statements and/or deliver documents to the Board on any subject matter relevant to the Association. The Board cannot take action on an item not listed in the agenda, but it can discuss and consider any topic relevant to the Association.

6. **OLD BUSINESS** – items discussed in a previous Board Meeting that are pending a decision. *Comments from homeowners in attendance shall be heard on a given topic prior to any vote or decision made by the Board*

7. **NEW BUSINESS** – items that have not been discussed by the Board and require a decision. *Comments from homeowners in attendance shall be heard on a given topic prior to any vote or decision made by the Board*

A. Raise Management Company compensation by $100/month retroactively effective January 1, 2026. – *Moya motion, Miller second, unanimous.*

8. **EXECUTIVE SESSION** – items that are confidential in nature, as allowed by the Texas Open Meetings Act

   A. Discussion and action on specific past due assessment accounts.

9. **ADJOURNMENT** *8:45pm Moya, Meisel, unanimous*

Approved V. Arturo D Moya
President

Attested
Secretary

Date Approved 10/1/2026