THE ESTATES
at Stonegate

MEETING MINUTES

Board of Directors Meeting
Thursday, February 5th, 2026, 7:00 PM
Venue: 2210 Estate View Dr, San Antonio, TX, 78260

1. **CALL TO ORDER –** 7:10pm – President - Meisel

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

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

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

   A. November 19, 2025 Board Meeting – *Meisel, Moya, unanimous*

4. **REPORTS**

   A. Financial Report Review – *CD interest rate is 2.1% and maturity is March 28, 2026*

   B. Assessments Collection (non-account specific)

   C. Changes in Property Ownership

   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 – *Don to address via a drive around and generic letter to residents in violation*

   E. Roads, Gate, Common Areas and Landscaping

      1. Roads

         a. Roadside weed maintenance

         b. Safety on streets

         c. Potholes – *Don to repair with cold patch*

      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

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.*

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"*

6. Trash Contract – Current contract expires in May 2026

F. Communication with Homeowners

G. Social Committee Updates

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*

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.

    B. Discussion on candidates to fill a vacancy on the Board.

9. **VOTE TO APPOINT REPLACEMENT BOARD MEMBER** – one new vacancy exists on the Board of Directors and the Board is to appoint a new member to serve for the remainder of the term.- *Appointee #1 is appointed to serve, pending her acceptance. Miller, Moya, unanimous.*

10. **ADJOURNMENT** – *8:31pm*

Approved _____
President

Attested _____
Secretary

Date Approved 3/26/2026