

MEETING MINUTES

August 28, 2024 REGULAR MONTHLY MEETING
BOARD OF DIRECTORS OF THE HELOTES PARK TERRACE HOMEOWNERS
ASSOCIATION, INC.
A Texas Non-Profit Corporation

- Call meeting to order:
 - Time: 6:00 pm
 - Present: Leslie Gullidge, Ted Skekel, Barry Tomlinson
 - Absent: Guest:

- Minutes
 - Approved July meeting minutes.
 - Motion : Barry Second: Ted

- Grounds/Landscaping
 - Homeowner Twyla H. has been assuming responsibility for monitoring the condition of the landscape surrounding the front gate and watering and care. She reported to the Board that the extreme heat in August has caused extreme dryness and wilting despite her handwatering. Board will provide Homeowner access to the irrigation system controls and ability to adjust it dependent on weather and her assessment of need in order to make it easier for her to maintain this area to the benefit of our entire neighborhood.

- Gate
 - Board discussed plan of action for changing gate codes and notifying homeowners of change.
 - Board confirmed with Tom F that it is not possible to program 2 codes simultaneously to allow a period of time where homeowners can begin using new codes but old will still work. It must be a hard switch as the system software will only allow one code to one residence. Discussed that due to the amount of time needed to put in all the new codes best method would be to divide the neighborhood by streets and provide an effective date for each street/section by week. The Board worked on a draft homeowner communication including instructions needed for utilizing the available phone feature allowing visitors to call homeowners from the gate and be “buzzed” in. This eliminates the need for rotating vendor/visitor codes and also helps to maintain the gate code integrity since homeowners would not be giving out their codes. Board discussed concerns that Homeowners should not place over-reliance on the gate as a security measure and each Homeowner keeping their personal gate code secure is a large part of gate security. This will be addressed in the Homeowner notification communication. Board discussed that while there is not a large number of homeowners requesting this action, and some homeowners will be concerned with the inconvenience, and the chance that some Homeowners give out their personal gate codes; however the Board recognizes that this is one action the Board can take to help address homeowner concerns and changing the gate codes will render inactive the existing codes that may have been shared far and wide. Therefore, the Board resolved to continue with the change plan.

- Monthly Financial Report
 - Expenditures are usual and expected.
 - Financial report is approved. Motion : Leslie Second: Barry
- Adjournment:
 - Motion: Barry Second: Ted Time: 7:30 pm