

# Helotes Park Terrace Homeowners Association, Inc.

P.O. Box 1400  
Helotes, TX 78023

## 26th Annual Meeting

March 24, 2026 6:00pm

### **MINUTES**

The 2026 Annual Meeting of the Helotes Park Terrace Homeowners Association was called to order by President Twyla Hulskotter on Tuesday, March 24, 2026 at 6:07pm in the Kuentz Elementary School cafeteria. Copies of the agenda, February 2025 Proposal to Amend HPT Bylaws recap, and 2024/2025 budget were provided to all attendees. Roll call was taken via sign-in as homeowners entered. There was a total of 36 residences attending and 10 homeowner proxies submitted to Board members.

- Twyla Hulskotter, HOA President, officially opened the meeting at 6 :07 PM
- Robert Ressetar, HOA Secretary facilitated meeting and took notes.
- Sara Lovell, HOA Treasurer delivered the 2025 and 2026 budget review.
- Proof of Notice will be filed with minutes for the record.

#### **Quorum Verification:**

A quorum was confirmed at 6:07 PM with 55 attendees present, including proxies. The required quorum of 50% (28 members) was successfully met.

#### **Officers' Report:**

Barry Tomlinson made a motion to defer voting on Board of Directors and new business items until later in the meeting. The motion was seconded by Steve Priore and carried.

Twyla Hulskotter presented a summary of the 2025 year, highlighting key activities and developments within the community.

**Some Notable Items:** The Board handled a wide variety of items in the past year, including hail damage repairs to globes at the gate, replacing a light sensor, and painting the iron fencing at the gate area. Document updates included: Management Certificate filing per 2023 TX Property Code, new documents, procedures and forms adopted (Hearing Procedures, ACC request, Estate Sale Agreement, and Payment Plan). Fifty-eight homeowners were late paying their annual assessments and dues. Homeowners were encouraged to pay their bills on time, before the due date of January 2, which is documented in the CC&Rs.

The proposed amendments to CC&Rs and Bylaws were opened for discussion. Erik Fenn raised concerns regarding communication issues about the proposed amendments. Twyla explained that agendas and descriptions of amendments were provided to each homeowner via USPS or email, depending on the homeowner's opt-in status for email notifications. Nedra Clingan suggested utilizing Facebook more effectively, particularly for sharing annual meeting information. Sue Hum requested clarification regarding the meeting and requested alterations to a specific amendment. A discussion ensued regarding if the amendments could be altered during the meeting and it was determined to move on with the current content. The following amendments were discussed and voted on by homeowners:

### **CC&R Section 2.6.A Walls, Fencing and Hedges**

The proposal to remove the restriction and allow front fencing was discussed by Sara Lovell, Barry Tomlinson, Justin Evans. The proposal failed to pass with 9 votes in favor, 46 votes opposing.

### **CC&R Section 3.7 Professional Management**

The proposal to alter the language to enable the HOA Board to move forward in hiring a management company when needed was discussed by Twyla Hulskotter, Leslie Gullidge, Luis Camacho, and Nedra Clingan. The proposal failed to pass with 0 votes in favor, 56 votes opposing.

### **CC&R Section 4.5 Enforcement of Annual Maintenance Charge**

The proposal to clarify language and resolve conflicts to enable the HOA Board to effectively collect assessments was discussed. The proposal passed with 58 votes in favor, 0 votes opposing.

## **Bylaw Section 2.9.2 Manager**

The proposal to clarify language and resolve conflicts to enable the HOA Board to hire a management company when needed was discussed. Considering the related CC&R amendment proposal failed, this proposal also failed. The proposal failed to pass with 0 votes in favor, 60 votes opposing.

## **Bylaw Section 5.7 Quorum**

The proposal to clarify language and resolve conflicts was discussed. Considering the related CC&R amendment proposal failed, this proposal also failed. The proposal failed to pass with 1 vote in favor, 53 votes opposing.

As a result of the meeting discussions, several comments and recommendations were proposed by homeowners:

- 1) Speeding related issues could be addressed additional stop signs at Mistletoe Circle and Huisache Way; reducing the speed limit throughout the subdivision roadways; installing flashing stop lights, adding speed humps (18 homeowners in favor).
- 2) Nedra Clingan proposed a committee to review the CC&Rs and Bylaws for potential updates.
- 3) Steve Priore reported that culverts are blocked and could result in flooded roadways.

A homeowner spoke to opine that our gate system is old and suggested that the neighborhood consider more technologically advanced gate entry systems and/or functions such as ability to use a phone app, etc.

## **2026 Budget Review and 2025 Financial Summary:**

Treasurer Sara Lovell reviewed the 2025 EOY financial expenditures and the 2026 budget plan.

For a detailed budget breakdown, please review the most recent budget file posted to the website. **Conclusion: 2026 budget was accepted.**

Barry Tomlinson asked about the legal expenses for 2025/2026. Sara reported the following:

The legal costs for 2026 are currently over budget because the HOA lawyer spent time reviewing the current CC&Rs and Bylaws holistically to bring them up to TX Property Code laws. Every 2 years, the Texas Legislature reviews and proposes amendments for HOA related laws, which impacts existing HOA CC&Rs and Bylaws. The HPT HOA documents had become inconsistent over the years and needed to be corrected. These statutory updates will be implemented and filed in new versions of the HOA CC&Rs and Bylaws.

All homeowners have paid their annual dues assessments as of 3/24/26 along with late fees collected and reflected in the Cash Flows spreadsheet.

### **Board Elections:**

The Board of Directors roles were voted on by ballots from homeowners and proxies. The ballots consisted of homeowner candidates Twyla Hulskotter, Sara Lovell, Robert Ressetar, Mark Skekel, and Rick Naething. Secretary solicited other nominations from the floor, and homeowners were encouraged to write in additional candidates on the ballot form.

Summary: Votes from the ballots were tallied by a volunteer homeowner. The following homeowner candidates received 50% of the votes based on the quorum:

Twyla Hulskotter

Sara Lovell

Robert Ressetar

The following revisions in the composition of the Board will take effect immediately after the Annual Homeowners Meeting:

### **New Business from the floor:**

The following reminders were address briefly during the end of the meeting and posted on the HOA website for homeowners to reference.

Septic Systems – ensure your septic systems are being treated and serviced when needed to avoid foul orders.

Dogs Loose and Barking – remember to contain dogs in your own yard and please ensure your dog is not barking for long periods of time.

With no other topics, a motion was made to adjourn meeting at 8:37 PM. Motion accepted.