

Highlands Ranch HOA

Board Minutes for Regular Meeting November 16, 2023

Meeting called to order by Jo Ann Browne at 6:00pm.

Roll Call: Board present: Jo Ann Browne, David Thackrey, Adam Pope, Mary Teders, Cynthia Shafer, Jimmy Junkin. Board absent: None. Non-board member committee chairs present: Pat Hopkins. Other guests present: None.

Executive Session per Section 209.0051 of the Texas Property Code to discuss confidential matters relating to individual members. Convened Executive Session at 6:02 pm. Discussed a member who has been sent a 209 notice by DAMC setting forth the violations and giving the member dates by which to cure the violations, including submission of an ACC request to perform the work that resulted in the violations. Pat will follow up with member. Session adjourned at 6:15 pm and regular session resumed.

Regular Session for non-confidential matters. None

Approve prior minutes of Regular session & Executive session for 10/19/2023.

Motion: David; 2nd: Adam. Vote: all for. Motion carries.

Committee Reports:

ACC, Gates and Welcoming – Pat Hopkins

ACC approvals, etc.:

1. Approvals since last board meeting:
 - Keresztury, 27235 Ranchland View. Driveway entry wall/gate and asphalt driveway.
 - Utterback, 9034 Highlands Cove. Rear perimeter ranch fence.
2. Pat stated that Lee Grant sent the ACC members an email suggesting that someone step up to take Pat's position as Chair of ACC in the near future. There were two members who volunteered to be Co-Chairs. This might not be practical, as there needs to be "one" person in charge of coordinating the function of the ACC. Pat suggested instead that he talk to Eva and discuss what would be involved for DAMC to take over handling the paperwork for the ACC beginning in 2024. The HOA ACC would still have a

Chair and members who would approve each project once DAMC sent them the documents. Pat stated that he would agree to continue as Chair for now. The consensus was to have Pat discuss this with Eva and proceed based on Pat's advice.

Hogs:

Per discussion at last meeting, Pat had Urban Jungle Wildlife Removal set out four coyotes traps for 30 days at a cost of \$2,000 beginning 10-29-23 at locations where coyotes herds have been recently seen. Two traps on the rear of his property on Ranchland View and two at Tracy Kidd's property on Highlands Cove, baited with chicken, some live and some not (another member is providing live chickens). Since beginning, there have been a number of racoons caught which eat the chickens, but not coyotes have been caught yet. Coyote tracks were present. Two 25-pound traps were dragged about 40 feet, but not sure what did this. Urban visits the traps two to three times weekly. Once the 30 days is up, Pat will discuss further with the board.

Gate issues:

a. Status of damage recoveries. Broken arms not yet reimbursed & amounts—Eva has been asked to send notices to each, with photos of vehicles:

- Broken arm in May 2023 by US Postal Service driver. \$823. USPS has sent paperwork to Eva to complete them. Waiting to heard if she has done so.
- Broken arm on 7-13-23 by Ryder box truck. \$823. Rental person has asked Eva to deal with him as he does not want to go thru his insurance. Advised her on 11-15-23 to follow up with him and file with his insurance company if she has the information.
- Gate damage on 9-14-23 by a RAM white flat-bed work truck (Ernest Flores, Bohanan contractor). Repair \$1128 + Quality \$146 = \$1274. Eva sent letter to Flores. No reply by 11-15-23. Jo Ann to advise her to contact Bohanan and seek his help in getting Flores to pay. Lacking payment, we should ban this contractor from entering HR.
- Broken arm on 11-12-23 by Bexar Sheriff Deputy while chasing son of a member. \$823. Cameras show deputy not turn on flashing lights until inside the gate, where the son was stopped and ticketed. Jo Ann contacted the Bexar County Sheriff's office and they told her to file a claim with them, which she asked Eva to do.

b. Jo Ann needs to ask Eva again to provide a monthly report of damages not reimbursed yet at least a couple days prior to the board meeting.

- c. To try and stop so many broken arms, the consensus was to begin leaving the gates open from 7 am to 9 am (for early traffic, which will also help with bottlenecking at the keypad) for Monday thru Friday beginning immediately. Jo Ann will contact DAMC and will let all members know about this. Motion by Jimmy; Second by Mary; all voted in favor.

New members welcoming kits delivered:

- Peter and Celia Miko, 9210 Highlands Cove.

Fire Ban: Pat mentioned that the 90-day fire ban by the Bexar County Fire Marshal expired on 11-12-23. Members may now burn brush piles if conditions warrant (wind less than 9 mph) without contacting the Fire Marshal. He will remove the Burn Ban sign at entrance.

Owner with tennis court:

An owner with a tennis court has been allowing a number of people to use the court, with many autos parked alongside the street, possibly causing a traffic issue. Owner has been informed that members are not allowed to conduct any business from their property. However, due to the number of autos present often, Jo Ann will again discuss with the owner.

Roads and Safety – David Thackrey:

a. Road repair status report.

☑ Consulting contract with Julio Colunga was approved at the 8-24-23 meeting and has been signed. He plans to complete his work by 12-31-23 and make his recommendations. To date, he has completed 4 of the 10 phases of his work, including looking at our streets again. We have provided him with a copy of our latest Reserve Study Analysis which gives him information on our projected cost and cash balances each year thru 2050.

b. Installation of Speed camera & Speeding Committee.

Speed camera on the outgoing road has been operating for about three months and reports have been provided to the board. The system identifies the license plate number and type of vehicle, with which David can prepare reports that have been sent to board members. All HOA members have been notified that the camera is operational. The system has been set initially to capture those exceeding 45 mph and there have been quite a few. Some are often repeat offenders.

Last month the board approved the establishment of a member committee to address speeding and provide recommendations to the board. It will consist of David Thackrey as Chair, who has no vote, and other volunteers who do have a vote on what suggestions to make to the board. Those members include Jim Chapman, Barbara Wise, Barney Smith, Michael Hardwood, Tracy Meyers, Lee Grant, Peter Ramirez, Aaron DeWispelare, Gina Jimenez, and Alfredo Lozano. The first meeting was on 10-13-23 with all present except for Barbara Wise. David provided them with the speeding reports (those going over 45 mph, not over our official limit of 30 mph) and the policy that the board adopted in January 2023 and then rescinded in May 2023. After reviewing the speeding reports and much discussion about pros and cons of having a policy on use of streets, the majority agreed that a policy probably was a good idea. David asked them to provide him with comments and suggestion as to the content of a policy prior to the next meeting on 12-4-23. He also agreed in the meantime to send warning notices to those who have already been reported over 45 mph more than 3 times.

Finance – Adam Pope

Adam purchased a \$120,000 certificate of deposit at RBFCU as approved at last board meeting. Also, due to the increased rates on CDs, our interest income will exceed what we budgeted, which means we must increase the tax estimate paid to the US Treasury.

Oak Wilt – Jimmy Junkin. Since last meeting, Jimmy provided all members an internet link from Texas Butterfly Ranch for an article titled “Ice storms, drought, and extreme heat decimate Texas’ tree canopy.”

Beautification – Lil Rogers (via email). The annual holiday lighting is going to be put in place on Thanksgiving weekend.

Social – Mary Teders: No report.

Newsletter—Martha Grant: No report.

Ratification of actions between formal meetings: None.

Offer to buy .749 acre portion of front lot on south side of exit gate—Jo Ann:

Eva received an inquiry about us selling this parcel for \$5 per square foot (Todd Beebe, agent). The sale would be to a private party, but she was told that it would be used to build a fire station and medical facility. Prior to last meeting, Jo Ann discussed this with Hank Pruitt (an HOA member and commercial real estate agent). However, the offer

seems to include all of this up to the Ranchland View curb outside the gate, which would seem to be a disadvantage for the HOA. Also, any sale would require a member vote per the Bylaws. Hank had suggested that the board ask at least \$6 per square foot if the board was interested in pursuing this. During discussion, it was pointed out that the portion Beebe is looking could be a serious issue for the HOA if it really includes all of the land up to our exit road. It is possible that a new owner could build over the large drainage area on this property to within feet or yards of our exit road and that would be disadvantageous for the HOA. It was the consensus that we invite Beebe and Pruitt to attend the next board meeting to discuss the details. Jo Ann will contact them.

Next Annual Meeting:

- a. Critical Dates Document. Jimmy provided board an updated copy. It shows the several dates by which certain things must be done.
- b. Proposed change to DCCR Article X. Jimmy provided a document titled “Reasons for Changes to DCCR and Schedule of Monetary Fines.” This shows a suggested addition to the DCCR which will state that the board has authority to make changes to the DCCR for any changes in state law that affect provisions in the DCCR. This will mean that such changes can be put in the DCCR rather than the board adopting policies to implement such changes, possibly every two years after the state legislature adjourns. Having this in just the DCCR will be less confusing for members. Motion to approve presenting to members for a vote was made by Adam, seconded by Jimmy, and all voted in favor.
- c. Where to hold annual meeting. Jo Ann has looked at some places and believes that the La Hacienda at 25615 Boerne Stage Road is a good choice. They will provide a 50-person room for \$350 plus a breakfast buffet meal and drinks (coffee, juice and water) for \$15 per person. If more than 50 attend, the 30-person adjoining room can be used also. She will ask if we can get a discounted price for anyone who wants any type of drinks other than coffee, juice and water. Meeting will begin at 10 am and end at 12 noon. Motion to approve by Mary, seconded by David, and all voted in favor.

Country Bend Lot 22 access road—Jo Ann:

After discussion, it was agreed that Jo Ann will ask Tom Newton to send the owner of Country Bend Lot 22 a letter letting them know that HR HOA now owns the access road and that they may continue to use it as part of their driveway, but that they cannot lock the chain that they presently have across the access road. Depending on advice from Newton, this might only be a permission, but not the granting of an easement which the board might not have authority to grant.

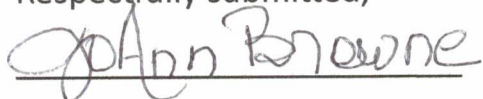
Tiger garbage service versus Republic—Jo Ann:

Tiger recently sent an email (with a flyer) to some members stating that anyone regularly using a second cart will be charged \$15 more per month beginning 11-1-23. Jo Ann sent this to all members, asking for input on whether the board should again look at other providers. Several members have replied and suggested the board look for other providers. Jo Ann has talked to Republic and received their pricing again, which is \$86.06 per quarter, compared to Tiger's \$68.43 per quarter. In early 2023, we talked to Republic and obtained their standard contract. There were some legal issues with it, so Tom Newton suggested changes which Republic would not make, so the discussions ended. However, Republic's price for an extra cart is just \$5 dollars per month, making their quarterly price \$102.30 with one additional cart. With Tiger's new pricing for an extra cart, making their quarterly price \$117.14 with one additional cart for \$15 per month. This means that Republic would be less expensive for a person with more than one cart than would be Tiger's pricing. However, we would still need to get them to amend their contract for our previously stated concerns, which might not be likely. Jimmy provided a proposed Addendum to the Republic contract that addresses these concerns. Jo Ann will contact Tiger and see if they will match the price of Republic for extra carts in order to keep our business.

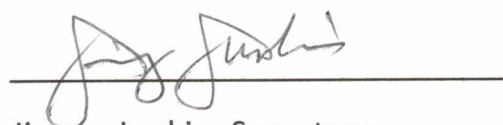
Next Board meeting: 12-20-23.

Jo Ann adjourned meeting: 8:33 pm.

Respectfully submitted,



Jo Ann Browne, President



Jimmy Junkin, Secretary