

THE SUMMIT MUTUAL AMENITIES ASSOCIATION, INC.  
7613 Tezel Road  
San Antonio, Texas 78250  
(210) 523-1320

Annual Meeting Minutes  
November 1, 2006  
MINUTES

**Board Members Present:**

Troy Feese, President Dr. Ivor Young, Vice President Jane Pauley-Flores, Secretary/Treasurer

**Management Representative:**

Debbie Moses, MP of Texas

**Introduction/Guest Speaker:**

President, Troy Feese, called the meeting to order at 6:39 p.m. He welcomed everyone in attendance, introduced himself and the current board members, Ivor Young, Vice President and Jane Pauley-Flores, Secretary/Treasurer. He also introduced the new management company and its representative, Debbie Moses. He then introduced Sandra Young who would be the presiding meeting chairperson.

Debbie Moses introduced herself and gave a brief description of the management services that will be provided to the Association.

Sandra Young outlined the procedures and rules for the annual meeting as follows:

1. All members who have a comment need to raise their hand for approval.
2. All comments will be timed up to three minutes.
3. All cell phones are to be turned off.

SAPD SAFFE - Officer Hector Dominguez, informed all homeowners present that they could have a "free" security survey on their home. For a survey, all residents can call the sub-station at 207-8350 and leave a message for Officer Hector Dominguez, along with their home address, phone number and name. He noted that there had been an increase in burglaries in the area. He provided key safety precautions such as; Keep garage doors closed at all times and remove all valuables from the vehicle. He explained the cellular on patrol program (COP) and individuals could attend the class so they can know what to report. He also stated that most crimes happen on the weekdays.

**Verification of Quorum:**

The management company verified that a quorum had been reached (10% of the 287 homes = 29) with twenty-two owners in person and seventeen represented by proxies.

**Minutes:**

The October 26, 2005 annual meeting minutes were reviewed. John Wier made a motion to approve the October 26, 2005 annual meeting minutes as presented. Tom Trbovich seconded the motion and the motion carried.

**Unfinished Business:**

Troy Feese reviewed the various committees. However, the only active committee at this time is the Architectural Control Committee (ACC). This committee is responsible for reviewing all home improvement requests and the members of the committee are Tom Trbovich, Burt Thompson and Jane Puley-Flores.

Tom Trbovich explained what the committee reviews, such as set backs lines/easements and colors must be earth tones. He advised the members that if they paint their home and/or install a new roof with the same colors, no approval is required from the ACC. He extended a welcomed to anyone who would like to volunteer for the committee.

Troy Feese advised that the association is 20 years old and that there was only one person on the Landscaping Committee. However, at this point in time this committee will be dissolved and a Landscaping Company would be hired to make improvements to the landscaping.

Troy Feese reviewed the delinquent accounts and stated that the quarterly assessment billing was changed to a semi-annual billing cycle last year to reduce the postage costs. The current annual fee is \$143.00.

Dr. Ivor Young discussed pursuing the delinquent accounts more aggressively and noted that the new management company has already had positive results in collecting the past due accounts. He stated that additional funds would be available for improvements if the delinquent accounts could be reduced verses using the funds for legal fees.

Further discussions were held in regards to the collection process of past due accounts and suggestions were made. Gary Charlton made a motion to allow the new management company up to ninety days in which to reduce the past due accounts. In the event the past due accounts are not reduced, the Board of Directors is to evaluate other collection procedures. John Wier seconded the motion and the motion carried.

It was noted that perhaps the change in the billing cycle caused some of the accounts to become past due. It was agreed to keep the current billing cycle of semi-annual.

#### **Election of Directors:**

It was noted that no nominations to the Board of Directors were received prior to the annual meeting. Dr. Ivor Young and Jane Pauley-Flores had completed the positions they temporarily filled. Troy Feese has one year remaining on his term. The terms for the Board of Directors are for two years. It was noted that the Board of Directors hold meetings as needed.

The floor was opened for nominations to the Board of Directors. Jane Pauley-Flores nominated Dr. Ivor Young and Dr. Ivor Young nominated Jane Pauley-Flores. No other nominations were received; therefore, the floor was closed for nominations. Alice Vida made a motion to accept Dr. Ivor Young and Jane Pauley-Flores by acclamation. John Wier seconded the motion and the motion carried.

#### **Financial Report:**

Troy Feese presented a draft of the 2007 budget for review. He advised the members present that the Board of Directors would be approving the final budget for 2007 and a copy of the approved 2007 budget would be published in the newsletter. He noted that the Board of Directors voted in favor of a 10% increase of the annual assessments to increase the reserve funds for future major repairs such as the wall on Hardy Oak. The estimated cost to repair a section of the wall that is leaning is approximately \$30,000.00 to \$45,000.00.

Troy Feese reviewed the following items:

1. A new landscaping company was hired to improve the appearance of the entrances.
2. A new management company was hired, since the prior management company was not working very well and left several unresolved issues.
3. The goal set by the Board of Directors is to increase the reserve funds and to make some improvements to the common areas.
4. The bridge was repaired and the association is mowing the lot at 25001 Granite Path. The new management company will assist in having the lot transferred from the Valuent Group into the associations' name.
5. The bank account for the operating funds does not earn interest. However, the reserve funds are earning approximately 5%.
6. Streetlights are owned by the city and there are very few of them. The costs for additional lights in the median trees were looked into, but they were too expensive.
7. An engineer's report was received for the wall located on Hardy Oak and the approximate cost for 200 ft, without replacing the footer, was estimated at \$45,000.00. It was questioned if the wall was leaning against a homeowner's fence. The Board stated that they would look into this issue.

A discussion was held in regards to the Social Committee. It was agreed by all members present that the Social Committee should be reestablished. Brandi volunteered to participate on the committee. She inquired as to how much funds would be allocated for the social events. Troy Feese stated that the Board would gladly make \$1,000.00 available for the Social Committee. Other social events were briefly discussed such as the Holiday decorations for both entrances, yard of the month, 20<sup>th</sup> Anniversary community party, welcome committee and updating the directory. Alice advised that she had continued to welcome new residents and had the database from the former directory. All suggestions for the Social Committee are to be submitted to the Board of Directors.

**New Business:**

Dr. Ivor Young introduced Jesse Flores who is the new representative for Summit/Summit II at the Stone Oak Advisory Committee. Jesse Flores presented an update on the following issues:

- Resurfacing of Hardy Oaks.
- BexarMet water tower & pressure issues.
- Friends of SO parks need volunteers to help with cleanup planning.
- Sidewalks being constructed.
- Turnarounds on Hardy Oak as temporary solution.
- SAHA attempting to purchase Talavera & Legends Apartments
- Anyone wanting to volunteer there time would be welcome.

The Board thanked him for attending the Stone Oak meeting since it keeps the Association informed on all issues. It was noted that the Stone Oak meetings are held in the daytime and if anyone is interested in volunteering to please contact the Board.

Ms. Young announced the need to change the by-laws. A suggestion was made contact each resident and obtain his or her approval. It was also suggested to form a new corporation with the new updated by-laws. The Board of Directors will review this issue.

It was questioned as to what could be done with regards to all the rental properties and their upkeep. It was noted that the legal documents would have to be updated to offer more enforcement restrictions addressing rentals and their upkeep. A suggestion was made to amend the declaration, which would require 90% of homeowners' approval.

The Board advised that all suggestions are welcomed as ways to reach the required quorum to amend the legal documents. However, it was noted that several efforts have been made to accomplish this task such as; mailing out letters, the Board has knocked on doors, etc.

Several suggestions were made on "Yard of the Month" and the updating of the directory. Once again the Board of Directors stated that all of the suggestions are good, however, if no one is willing to volunteer for committees then these items cannot be accomplished. A sign in sheet was passed around for members to sign up for a committee.

**Adjournment:**

John Wier made a motion to adjourn the annual meeting at 9:30 p.m. Gary Charleton seconded the motion and the motion carried.