

**Summit Mutual Amenities Association, Inc.**  
**Annual Homeowners Meeting – October 14, 2004**  
**Meeting Minutes**

Vice President Troy Feese called the meeting to order at 7:15 p.m. President Scott Morris was unable to attend due to work requirements. The meeting was scheduled to start at 7:00 p.m., but was delayed until enough homeowners were in attendance and proxies were collected to establish a quorum. A quorum was established with 30 members in attendance or by proxy.

Troy Feese informed the meeting attendees that two positions for the Board of Directors were vacant and asked for nominations. Nominees included Troy Feese, Alice Vida, Doug Watson, and Corey Luhrs. All nominations were seconded, but Alice Vida asked to remove herself from consideration. Troy Feese and Doug Watson were elected to the Board.

Troy Feese also introduced Diane Munoz from ProComm as our new manager from ProComm. Troy informed the group that Diane has done an excellent job ensuring compliance and has been very helpful with all matters.

Troy Feese read the minutes from the 2003 Annual Homeowners Meeting and they were accepted with the addition that ProComm was asked to provide financial information before the Homeowner's meeting.

A lively discussion ensued about the lack of an approved budget and financial statement being sent to homeowners before the annual meeting. Several homeowners expressed their disappointment of not having the financial information available before the meeting. A motion from the floor was made to limit discussion at this meeting to those matters that do not relate to financial matters. Another homeowner's meeting would be called after the budget and financial statements are sent to homeowners. This motion was seconded and passed.

Troy Feese reviewed the status of old business conducted the previous year. Expert lawn care was hired to take care of maintaining the landscaped common areas. There has been a definite improvement, but many members noted that more should be done at the entrances. This matter will be discussed at the next meeting.

The issue of kids loitering in the drainage ditch was also discussed. Troy Feese explained that this issue is beyond the purview of the homeowner's association, as the drainage ditch is an easement on the personal property of homeowners. The barrier that was placed on the easement before had to be removed, as the owner of the property where the barrier was installed did not want the barrier on his property. Dr. Young asked Diane Munoz to research the homeowner's options with the city, regarding if it is San Antonio's responsibility to limit access to this area, or what options the Association has to add a barrier to this area. Dr. Young also suggested that homeowners directly affected by the kids loitering in the ditch call the police to have them address the problem. If the police

get enough visibility on this issue, they might be more inclined to help us come up with a permanent solution.

Dr. Young requested that Diane Munoz send out a survey to all members of the Association to determine what course of action we should take for the Sports Court. The board has a quote to fix the fence, remove the light, and they are looking into either replacing the missing tiles or removing all of the tiles and coating the concrete with a surface similar to a tennis court.

Alice Vida also requested that we consider making the Sports Court into a parking lot and look into ways of making the park more accessible. It was suggested that we add these issues to the survey. We should also survey homeowners to determine the frequency of use of the Sports Court and the park.

Troy Feese addressed the progress ProComm has made in conducting compliance checks and noted that it has made a visible improvement in the appearance of the neighborhood. Troy thanked Diane Munoz for her attention to this matter.

Troy gave an update on the status of the wall. A professional engineer surveyed the wall and certified that it is structurally sound. He recommended that we repair the small cracks in the wall and that Homeowners not allow bushes or vines to cover the wall. The wall is nearing the end of the expected usable life, and the board of directors has established a wall repair reserve fund. This fund will have \$5,000 added to it annually to help with the cost of replacing the wall once it reaches its usable life.

The meeting was adjourned at 8:30 p.m.