

Scenic Hills Community Association

Schertz, Texas 78108

Board Meeting Minutes

September 19, 2017 @ 3:00 pm

1. Call to Order – 3:00 pm
2. Pledge of Allegiance.
3. Roll Call: Matt Dunda, Cindy Miller, Norman Shaheen, Fred Kunz, Marty Danner and Jill Diaz
Lodge Manager: Denise Ray
Spectrum Community Manager: Mackenzie Werth
4. Approval of previous minutes: Board Reviewed. No corrections necessary. Unanimous vote to approve.
5. President's Remarks: Before Matt Dunda could speak, Bill Meyer stood up and asked if there were any meetings that the BOD held during the summer. Matt told Bill that the BOD had met but nothing was voted on or decided.
Matt spoke with city planning department on 9/19/17 to follow up on the drainage issue on Greenridge and to see if any planning requests have been submitted for the lots that were recently purchased. No building permits nor planning requests have been submitted as of 9/19/17 for the empty lots. The city is working with their engineers to take care of the drainage issue and make that area a no parking zone.
Matt introduced the new Lodge Administrator, Tiffany Davis.
Matt asked the BOD to vote on Sharyn Hall as Glen Bowers BOD replacement. The BOD voted and unanimously appointed Sharyn Hall.
6. Committee Reports:
 - Architectural – Caroline Dunda – None
 - Activities – Linda Walters – Chili Cook-Off is still looking for contestants, tickets on sale at the Lodge. Oct 19th is the luncheon for the city council candidates.
 - Facilities – Rod Woods – Front fence has been repaired. New ballroom lights and dimmer switches have been put in. A lock on the sound cabinet has been added, the directions for use are on the wall.
Bids are being taken in to repair a few of the windows in the Lodge.
 - Guard & Patrol – Terry Ody – There are still problems with the Lodge being locked/closed up at night after residents leave, he went over procedures on closing. The yard lights are being checked once a week. A clippie will be left if your light is out.
 - Lodge – Lisa Kelley – Masquerade tickets are still on sale at the Lodge.
 - Publicity – Cindy Miller – None
 - RV Committee – Terry Ody – The lot is 92% capacity. Lot is working well. If there is ever a problem with the gate working, please let the guards know and they will contact Terry or Marty.

- Lawn – Bob Kelley – None.
 - Social – Beth Patterson – None.
7. Old Business - None
8. New Business
- Guard Contract – Marty Danner has obtained 4 new bids for the gate contract that renews 11/23/17. Our current contract with Champion will be going up over \$30K at the renewal. Marty was able to obtain a bid from Whelan Security for \$144,116.00 which is below what SHCA is currently paying. The bid with Whelan does not include the rover. The RV Lot will be driven at the beginning and end of the overnight workers shift. Don Bailey voiced his concern with keeping the guard contract, makes the residents feel safer. Marty asked for the BOD's approval to accept the bid/contract with Whelan. The BOD voted and approved unanimously.
 - First Reading of the 2018 Proposed Budget – Ken Gendolfe
Slide presentation of the proposed 2018 budget with explanations. Budget handed over to the BOD for review, final budget will be voted on at the October 2017 BOD meeting. John Hampton wanted to make sure that all residents know if they have an issue with the budget now is the time to make it known.
 - Collections – Cindy Miller asked the BOD to approve sending account #5120103917 to collections for non-payment. BOD voted and unanimously approved.
9. Questions/Comments from the floor
- Mary Lou Mueller – Everyone should be allowed to play/participate in all Lodge activities without being told there is no room.
 - Linda Walters – Asked what the bereavement fund is for and how the money can be used. Matt addressed her question, there is not a policy at this time and asked if she would like to start a bereavement committee. Linda accepted and will begin to head up a committee.
 - Kathy Landeck – She is not going to be responsible for putting together the community garage sale in October. Mardi Sale stood up and said that she will be. The dates and times will be in the October Scene. Matt asked that a clippie go out ASAP to inform the residents.
 - Terry Ody – Reminded everyone that Veterans Day is coming up and please send him pictures of veterans for the slide show.
 - Rey Rendon – Halloween tickets will be on sale Oct 2nd.
10. Comments from the BOD - None
11. Adjournment – 4:02 pm