

Scenic Hills Community Association

Schertz, Texas 78108

Board Meeting Minutes

May 22, 2018

1. Call to Order: 2:00 p.m.

2. Pledge of Allegiance

3. Roll Call

Quorum was met with the following in attendance: Kenneth Gendolfe, Sharyn Hall, Cindy Miller, Jill Diaz, and Norman Shaheen.

4. Approval of Previous Minutes

The Board of Directors motion, second and unanimously approved the meeting minutes from April 10, 2018, without edits.

5. President's Remarks

Jill Diaz informed the community that William Sabol had resigned from the Board of Directors. The Board of Directors will be reviewing new Board Candidate Profiles to appoint a Member, to serve on the Board of Directors for remainder of Mr. Sabol's term.

Jill Diaz explained the complaint process to the Membership. There is a complaint register at the front desk, and one needs to be filled out for any new complaint by Members.

6. Committee Chair Reports

- Lawn Committee chairperson, Bob Kelley:
 - Informed the community that fertilizer will begin on Thursday, May 24th.
 - The tree trimming requests are being caught up throughout the community, and should be completed soon.
 - The Elm Court erosion and drainage project has been complete.
 - A check of the rain sensors throughout the community indicates that the sensors turned off automatically, as they should, so the mechanisms are working properly.

- Trees along the stone wall surrounding our community are being addressed. Remember, if the tree is in your yard, it's your responsibility to trim them.
- The painting project for the pool coping has also begun.
- Activity Committee chairperson, Carol Najarian, informed the community of an upcoming 4th of July party, and details will be coming soon.
- Lodge Committee (Lisa Kelley) reported a great turn out for the garage sale, and thanked all whom donated items to help the community. (\$1500)
- Facilities (Ken Gendolfe):
 - Information on the exterior Lodge Lighting was provided. Three bids were reviewed; Carl Electric provided the most for the money; \$8102.50 requested for approval...Motion Carried.
 - Work on recovering the Pools Tables has begun, expected completion by end of next week (1 June)
- Security (Gary Ensminger): 13 Residents must get new entry stickers by June 1st.
- Library (Matt Dunda): NTR
- RV Lot (Tony Diaz): Gates working good...
- Treasurer (Cindy Miller):
 - We have received 4 months of Financials and the Budget is Trending Good.
 - Our Reserve Fund is healthy at \$298K

7. Old Business

Mr. Meyer's concerns expressed at our last meeting was address: We are Compliant.

8. New Business

The Board of Directors has reviewed a bid proposal from Carl Electric to replace the lights illuminating the Lodge Parking Lot and surrounding sidewalks/pathways with more efficient LED lighting. In the long run, this will save the community by reducing the cost of electricity. The savings we experience in electricity will pay for the expense of replacing the existing lighting over the next few years. The Board of Directors made a motion, seconded and unanimously approved the expense of \$8,102.51 to Carl Electric to make repairs/replacements.

9. Residents to Speak or Ask Question (must sign up) 2 minute limit

Q: Does the Association pay sales taxes on the income from RV rentals? (Meyer)

A: Our CPA handles our taxes and we will get with him on this issue.

Q: The process for filling maintenance issues is too difficult, can it be simplified (Paul Mihaly)

A: The Board of Directors will review

Q. Currently the notice that is posted about Pending Board Meetings is a bit ambiguous on the agenda items to be discussed. Could we do something to improve that? (Eileen Vaugh)

A: The Board of Directors will review.

Q: There is a particularly persistent weed invading the neighborhood that requires a certain weed killer. (Kathy Landeck)

A: Bob Kelley: We're getting to that problem. Please be patient.

Q: Can something be done about damage caused by the mowers? (Rose Grauman)

A: Bob Kelley: Timely reporting helps alleviate and resolve these problems.

10.Board Members - Comments

11.Adjourn: 2: 46 p.m.

Jill Diaz

President

Ken Gendolfe

Secretary