

# Scenic Hills Community Association

Schertz, Texas 78108

## Board Meeting Minutes

February 21, 2017

1. Call to Order
2. Pledge of Allegiance.
3. Roll Call: Matt Dunda, Jill Diaz, Cindy Miller, Glenn Bowser, Norman Shaheen, Mike Sokoloff and Fred Kunz  
Lodge Manager: Denise Ray  
Community Manager: Karen Simerly
4. Approval of previous minutes: Board Reviewed. No corrections necessary. Unanimous vote to approve.
5. President's Remarks: Welcomed new Community Manager Karen Simerly and resignation notice from Taka Tanner at Spectrum.
6. Committee Reports:
  - Architectural – Caroline Dunda – Several roofs in the subdivision that need replacement/repair. No applications needed unless a major change is made.
  - Activities – Fred Kunz – Ellen Sabol's resignation letter was read. Fred asked for volunteers to take over the committee.
  - Facilities – Rod Woods – The A/C thermometer in the Ballroom has been replaced and vents above the Ballroom in the attic have been repaired. The amplifier to the sound machine has been sent off for repair. There are a couple of issues with a few trees that are located in the common areas he is taking care of. A request for \$6365.00 to repair the community sidewalks was put before the BOD. A request for \$3950.00 to repair the area around the manhole at the corner of Hill Side and Fox Run was put before the BOD.
  - Guard & Patrol – Marty Danner – None
  - Lodge – Lisa Kelley – Outside restrooms completed. New art work was put up in the Lobby halls. Garage Sale March 31 – April 2. Floors are still a work in progress, waiting on samples.
  - Publicity – Cindy Miller – Rita Meyer resigned. Cindy asked for volunteers to replace her. The Publicity Committee has had some restructuring and is now only focused on tour guides. Matt Dunda volunteered to train new tour guides.

- RV Committee – Don Bailey – There was an incident at the RV Park where a resident was locked in the park, the resident was able to use the walk gate to get out. The gate company was called to repair the gate and found that rats had chewed the wires. The wires have been repaired with wires that have insulation and coating to deter rodents.
  - Lawn – Jim Beebe – None
  - Social – Janice Koltermann – Great turn out at the Social, thank you for everyone that came out.
7. Old Business
- 2nd Reading Fine Policy – Matt – Policy was read and explained for Incurable Violations.
8. New Business
- Handicap Parking – New spaces will be made in both parking areas.
  - Smoking Policy – Change smoking/vaping rules to 50 Ft. from the Lodge and made the gazebo the designated smoking/vaping area.
  - Exercise Room – The machines in the exercise room are residential machines and cannot be serviced. Posters have been placed in exercise room reminding residents that the use of the machines is at their own risk and SHCA is not responsible for any accidents. All residents are to sign new release waivers every year.
9. Questions/Comments from the floor
- Ken Gendolfe offered to lend assistance in the SHCA website maintenance.
  - Mary Lou Mueller concerned that too many non-residents are coming up to the Lodge during events and are taking tickets/seats from residents. (Mainly at Bingo) Mary Lou asks that sign-up sheets are changed to make sure residents get 1<sup>st</sup> pick.
10. Comments from the BOD
- BOD unanimous vote to approve the proposal for \$6500.00 for the repair of the sidewalks.
  - BOD decided to table the request for the street repair for the manhole cover until they have gone to the City Council meeting to ask the City for help since the damage to the street is from drainage runoff from the subdivision above SHCA.
  - Jill Diaz discussed the elections coming up in March and reminded everyone about the Meet the Candidates at the March 3<sup>rd</sup> coffee call. Election packets will be going out to residents by March 1<sup>st</sup>.
11. Adjournment