



**Special Meeting of Members
For the Purpose of Voting on the HOA Fee Increase
& Adoption of First Amendment to MDCCRs**

Tuesday, November 26, 2024, 2pm

**Meeting Held in the Lodge Ballroom, 4820 Scenic Drive, Schertz, TX 78108
Or virtually by Zoom using the credentials below.**

Zoom Meeting Credentials

Please join the meeting from your computer, tablet or smartphone.
Use one of the following links or the QR Code at the right.

<https://us06web.zoom.us/j/84196523430?pwd=FAztnAmdK5Hz3NP0w8alpRlbqial1h.1>

or simply: <https://bit.ly/Nov2024Meeting> (note the link is case sensitive)

Meeting ID: 841 9652 3430 Passcode: 112624



Agenda

Please silence your phones before the meeting begins.

Note: A Public Board of Directors Meeting and Town Hall Meeting will be held in conjunction with this meeting, as results of the election are being determined.

1. Invocation – 1:55 p.m.

If you arrive during the invocation, please enter quietly or wait until it has been concluded to enter.
If you would like to give the invocation at future meetings, please contact Greg Sebold.

2. Call Meeting to Order – 2 p.m.

3. Pledge of Allegiance

4. Roll Call of Current Board Members

Greg Sebold, President

David Prestridge, Vice President

Sandra Hovatter, Secretary

Grady Haddox, Director

Dana Giggy, Director

Brad Weberg, Director

Jerry Sparenberg, Treasurer

Jerriann Hamilton, Lodge Mgr.

Sarah Miller, Community Mgr.

5. Proof of Notice

Notice of the Special Meeting of the Members was distributed to Members of record by postage prepaid mail, electronic mail, or clippies, and posted on TownSq and on the Association’s website on or before November 16, 2024. This agenda was made available on or before November 19, 2024.

6. Secretary’s Report – Approval of Minutes for the Annual Meeting of Members held March 26, 2024.

Once approved, the meeting minutes will be posted on TownSq, the resident area of the Scenic Hills website (www.scenichillstx.com) for homeowners’ viewing. It will also be placed in the corporate record files.

7. Treasurer’s Report

8. Presentation of Voting Issue

- **Issue 1:** Increase in HOA fees by 9% (rounded down)
- **Issue 2:** Adoption of First Amendment to MDCCRs

9. Determination of Quorum



Agenda – Tuesday, November 26, 2024 Special Meeting of Members

10. Potential Announcement of Recess with Plans to Reconvene

If a quorum cannot be met during this meeting, it will be recessed. The meeting will reconvene at 2pm on December 17, 2024 in the Lodge Ballroom.

11. Final Call for Ballots (after quorum is met)

12. Vote Counting

The meeting may be recessed until vote counting is complete.

13. Announcement of Voting Results (if available) and Subsequent Actions

If voting results cannot be determined during the meeting on November 26, 2024, the results may be communicated when the meeting is reconvened at 2pm on December 17, 2024, or by other means as announced.

14. Adjournment

Attachment:

Minutes from Annual Meeting of Members July 23, 2024.