

PINON CREEK HOMEOWNERS ASSOCIATION, INC.
BOARD MEETING MINUTES
April 15, 2019 * 5:30 pm * Encino Branch Library
2515 E. Evans Road, San Antonio, TX 78259

PRESENT:

Juan Rodriguez, President
Mohan Penta, Vice President
Marisol Rodriguez, Secretary
Cynthia Bagley, Treasurer
Richard Stockstill, Member at Large
Samantha Alvarez, AAM

ABSENT: None

CALL TO ORDER:

With the establishment of a quorum, Juan Rodriguez, Board President, called the Board Meeting to order at 5:54 pm.

PRESIDENT'S REMARKS:

Juan Rodriguez welcomed the homeowners in attendance and expressed gratitude for their attendance. He also introduced the Board Members and Committee Chairs to the homeowners present.

MINUTES:

A motion to accept the January 28, 2019 minutes as written, was made by Cynthia Bagley, seconded by Richard Stockstill was approved unanimously.

FINANCIAL REPORT:

Cynthia Bagley made a motion to table the report until she could meet with Samantha Alvarez and address a few items. This was seconded by Marisol Rodriguez and passed unanimously. During discussion Richard Stockstill mentioned he was concerned about the recurring high water bills and he will investigate.

DECISIONS MADE TO BE RATIFIED:

- a) Insurance Policy Renewal for 2019
- b) Close Member's Violations
- c) Pinon Creek Violation Guidance for Management

Cynthia Bagley made a motion to approve all ratifications. This was seconded by Richard Stockstill and passed unanimously.

OLD BUSINESS:

a) Cynthia Bagley made a motion to adopt the stain color for the perimeter fence as voted prior to the Annual Meeting. The color is Chestnut Brown, PPG from Home Depot. This was seconded by Marisol Rodriguez and passed unanimously.

b) Juan Rodriguez made a motion to approve the cost of having AAM draft a policy for owner fence maintenance and to have the attorney review it by 15 May 2019. This was seconded by Richard Stockstill and passed unanimously.

c) The Board agreed to table the Newsletter until a later time, and it will be added to a future agenda at the Board's direction.

NEW BUSINESS:

a) Request to Waive Late/Collection Fees

Account# 110545: Motion to deny was made by Cynthia Bagley, seconded by Richard Stockstill, and passed unanimously.

Account#110469: Motion to deny was made by Richard Stockstill, seconded by Cynthia Bagley, and passed unanimously.

b) Request to Waive Fines

Account# 1201860: Motion to deny was made by Cynthia Bagley, seconded by Richard Stockstill, and passed unanimously.

Account# 110634: Motion to put in pending status awaiting ACC application and approval was made by Cynthia Bagley, seconded by Mohan Penta, passed unanimously.

Account# 110478: Motion to deny was made by Cynthia Bagley, seconded by Richard Stockstill, and passed unanimously.

Account# 110394: Motion to deny was made by Cynthia Bagley, seconded by Mohan Penta, and passed unanimously.

Account# 110587: Motion to approve the request was made by Cynthia Bagley, seconded by Richard Stockstill, and passed unanimously.

c) Homeowners Correspondence:

Account# 1188537: Motion to waive was made by Cynthia Bagley, seconded by Richard Stockstill, and passed unanimously.

Account# 110507: Motion for AAM to send a letter to dispose items on back yard and behind the fence was made by Juan Rodriguez, seconded by Cynthia Bagley, and passed unanimously.

d) String Lights on Homes Year-Round: Richard Stockstill moved to allow string lights all year round based on ACC approval, seconded by Cynthia Bagley. After discussion it was amended by Richard Stockstill to enforce Section 4.4.7 of the Covenants for any questions regarding exterior lighting. This motion was seconded by Cynthia Bagley, and passed with four approvals, with Marisol Rodriguez voting against.

e) Cynthia Bagley made a motion to approve a committee created by Marisol Rodriguez to address the upcoming expiration of the service contract with AAM, which was seconded by Marisol Rodriguez. During discussion the Board decided the committee would receive guidance

to interview and solicit bids from management companies and report to the Board. The committee will consist of 3-5 homeowners with Ken Robinson as the Committee Chair and Juan Rodriguez as the Board Liaison with the Committee. Additional members of the committee were approved as Barbara Covington, Ershan Lakhani, Maria Smith and Pedro Mesa. The motion passed with four approvals, with Richard Stockstill abstaining.

COMMITTEE REPORTS:

- a) **ACC-** Pedro Mesa announced there were several approved projects which included 3 solar panels, one driveway extension, back porch, 2 fences.

- b) **Social-** Cynthia Bagley announced an Easter Egg Hunt event at the community playground on Saturday, April 20, 2019 at 2 pm.

- c) **Communications-** Marisol Rodriguez announced a new homeowners' closed group on Facebook for the community and invited everyone to join.

Juan Rodriguez made a motion to approve the committee reports. This was seconded by Richard Stockstill and unanimously carried to approve.

NEXT MEETING DATE:

The next Board Meeting date: July 15, 2019 to be held at the Encino Branch Library. Times are 5:30 pm for Executive and 6:00 pm for Quarterly meeting.

ADJOURNMENT:

With no further business to discuss, a motion to adjourn was made by Juan Rodriguez, President, seconded by Marisol Rodriguez. With all in favor, the meeting was adjourned at 7:17 pm.

Minutes prepared by: Marisol Rodriguez, Secretary