

Huntington Place Association, Inc.
6391 De Zavala Rd. Suite 223 D
San Antonio, TX 78249
210-561-0606
Annual Meeting
October 14, 2015

Board Members Present:

Marilyn Choate, Robin Joyner, Jerry Buecher

Committee Members Present:

Suzanne Farrer – ACC
Chris Miller – Website
Russell DeBarry - Parks

Board Members Absent:

None

Management Representatives Present:

Rodney Herrera, Yvonne Lopez, Jennifer Bailey of DAMC

Location:

Locke Hill Elementary School, 5050 De Zavala Rd., San Antonio, Texas 78249

Call To Order and Verification of Quorum:

The Meeting was called to order by Marilyn Choate, President at 7:06 pm and then turned meeting over to Managing Agent, Rodney Herrera. Mr. Herrera introduced the Board of Directors and the representatives from DAMC.

Yvonne Lopez with DAMC, verified a quorum was present.

Approval of Minutes:

The minutes were provided during sign in. The general membership read the 2014 Meeting minutes. A motion was made for approval and seconded, motion approved.

Guest Speakers(s):

Officer Robles – SAFFE Officer

Officer Robles informed the membership on the current graffiti issues are probably not gang related and it is important that graffiti is promptly reported and cleaned up. He stated that there have been 3 burglaries in the neighborhood with no apparent pattern to them. He reminded homeowners of actions they can take to deter burglaries, such as trimming trees and landscaping and adding additional lighting. Car break-ins continue to be an issue and he gave tips on ways to prevent these, such as not leaving valuables, remotes or paperwork in vehicles. He also encouraged homeowners to properly cross streets using crosswalk to prevent injuries.

Juan Soules – SAWS

Mr. Soules stated that SAWS is currently concerned with outdoor water usage and minimizing homeowners use of irrigation. Mr. Soules informed the membership of coupons available from SAWS for water conservation measures taken by members. SAWS has programs for decreasing turf area by installing drought resistant plants and hardscape. He also informed the membership of the SAWS free irrigation check-up service. Questions regarding billing and SAWS related issues can be submitted at the SAWS.org website.

Lisa Cano with Keller Williams - Local Realtors

Lisa suggested that homeowners get a home inspection every 3-5 years to be informed of any maintenance issues that may need to be resolved. She also recommended yard (garage) sales as an effective way to reduce clutter. Current Market analysis shows 2-3 homes in the area have sold in the past year starting at \$200,000.00 in 31 days on average. She reported the market in San Antonio is good with homes selling quickly.

Ron Nirenberg – City Councilman District 8

Mr. Nirenberg introduced Ray Garza to speak on current drainage and street concerns. He reported that a five-year plan has been implemented for street issues. The city continues to make great improvements to the roadways given the large amount of current growth. Texdot continues to look at way to free up traffic. Additionally, the city has added park infrastructure to its maintenance plans. The Police continue to work on safety plans.

Mr. Nirenberg emphasized the need for water conservation. The current SAWS infrastructure plan, costs of reconstruction of drainage issues, and the need to expand water resources will effect rates in the future and rates will not be reduced for at least the next 30 years.

Mr. Nirenberg reported that Vance Jackson is schedule for a full overlay from 2016-2018 and encouraged residents to request traffic studies for their areas of concern. Mr. Garza will look into concerns regarding drainage issues and getting larger Stop signs.

Mr. Herrera asked about how the city can assist with crime. Mr. Nirenberg asked the homeowners to use common sense, report crimes as soon as possible and to remain vigilant.

The homeowners expressed their support of councilman Nirenberg.

Officer & Committee Reports:

Presidents Report:

Marilyn Choate thanked everyone for attending and the volunteers in the community. Her 2015 Annual Report was provided in the meeting packet.

Manager's Report:

Given by Rodney Herrera.

Rodney Herrera thanked all for their continued business and support. Mr. Herrera stated the goals of the Board of Directors and DAMC is for the beautification of the neighborhood by enforcing the governing documents to increase home values.

Reminded that ACC approval is a must for any changes made externally to their property and to review Governing Documents.

Mr. Herrera explained the process of force compliance to the membership.

Financial Review:

Reported by Rodney Herrera.

Reviewed Financial Statement that residents had within their agenda packet.

He reviewed the income and expenses of the association and reported that the association is in good financial shape. He stated Capital Expenditures are mostly spent on landscaping improvements.

A financial statement is available from DAMC upon request.

Officers/Committees Reports:

Suzanna Farrer – ACC Member

Ms. Farrer assured the membership that the ACC does not single out anyone, they are willing to work with all homeowners to find amicable solutions to denials. ACC applications can be found on the website. All applications are reviewed for compliance with the governing documents. DAMC does semi-monthly drives through the neighborhood.

Chris Miller – Web-Site

Rodney Herrera discussed the new website and its features on the front facing page and the portals. Homeowners were encouraged to contact DAMC for an invite to their personal portal. Chris Miller spoke about the working on the transition of the websites. He also informed the homeowners that Nextdoor is a good tool for communication between homeowners and SAPD.

Russell DeBarry – Parks

Mr. De Barry reported that there is vandalism occurring in the parks and warned the membership not to leave items in the park. There is master plan for the park is currently being worked on. Future improvements to the park cannot be complete until water is made available. The committee will continue to work to keep the park clean.

Election of One Director:

A homeowner requested that there be term limits for the Board of Directors. Mr. Herrera took a straw poll of the members present and only 2 other members agreed to the need for term limits. Over 90% of the owners in attendance did not believe term limits were necessary.

There is one open position for the Board of Directors. Marilyn Choate is on the ballot and was recommended by the Nominating Committee. There being no other nominees, a motion to accept Marilyn Choate by acclamation was made, seconded and all approved. Marilyn Choate was elected to a 3-year term.

Adjournment

A motion was made, seconded, and all approved to adjourn the meeting. Meeting was adjourned at 9:10 pm.

Respectfully submitted by:
Jennifer Bailey
On behalf of Association Secretary