

Huntington Place Association, Inc.
6391 De Zavala Rd. Suite 223 D
San Antonio, TX 78249
210-561-0606
Annual Meeting
October 26, 2011

Board Members Present:

Marilyn Choate, Robin Joyner, Jerry Buecher

Committee Chairs Present:

Frank Salinas – ACC
Dan Kalusz – Website
Chris Miller – Newsletter
Monica Schultz – COP Program

Board Members Absent:

None

Management Representatives Present:

Rodney Herrera, Yvonne Lopez, Carrie Ramirez, Alyssa Lopez & Doris Castilleja of DAMC

Location:

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

Call To Order:

The Meeting was called to order by Marilyn Choate, President at 7:00 pm and then turned meeting over to Managing Agent, Rodney Herrera.

- A. Verification of a Quorum – Yvonne with DAMC, verified a quorum was present with **35** property owners in attendance and **44** proxies, representing **79** property owners total.

Approval of Minutes:

The minutes were provided during sign in. The general membership read the 2010 General Meeting Minutes. A motion was made for approval and seconded with a show of hands.

Guest Speakers(s):

Raul Alonzo – SAFFE Officer (on behalf of Officer Mercado).

Officer Alonzo passed around a map to residents of the neighborhood and immediate area that showed various crimes that had been reported. He reviewed the importance of communication between neighbors and encouraged joining COP classes. Explained how to handle solicitors in a non-gated community.

Lisa Cano & Cody O'Neal – Local Realtors

Ms. Cano & O'Neal both gave simple yet effective indoor upgrades that can be done to improve the value of your home. They let residents know they can help with contesting property taxes as well. A written market analysis was given showing from 2007-2011 the number of homes sold, average price, price per square foot and days on the market.

Joe Acuna – Expert Lawn Landscaping representative

Encouraged hand watering even during current water restrictions. Recommended raking out all dead grass and water accordingly. Now is a good time to re-sod and throw seed because of the cooler weather.

Officer & Committee Reports:

A. President – Marilyn Choate

Most common question is “What is the responsibility of an HOA Board of Director”?

Answer: They have a fiduciary duty to enforce the Bylaws/Covenants which are designed to maintain and improve property values. Management integrity and experience is imperative.

Thank you to the following 2011 volunteers:

Robin Joyner: (Parks, Nominating Committee & BOD-Secretary/Treasurer)

Frank Salinas: (Parks, Security, Nominating Committee Director & ACC)

Margaret DeLeon: (ACC Director)

Jerry Buecher: (ACC, Nominating Committee & BOD-Vice President)

Bill Merrill: (Nominating Committee)

Monica Schultz: (C.O.P. Director)

Michael Rankin: (C.O.P. Woodlands)

Gregory Chin: (Park)

Ranfir Singh: (Park)

Dan Kalusz: (Neighborhood Crime email alert system Director)

Volunteers Cont.:

Russell DeBerry: (Parks)
Keith Choate: (Parks)
Nick Vilagi: (Parks & Security)
Mary Howell: (Various)
Bob Howell: (Accounting)
John Lopez: (Security)
Chris Miller: (Newsletter Director)
Susan Guinn: (Parks)
Roy Butler: (311 Committee volunteer)

Neighborhood Improvements

1. Parks
 - Benches added to The Woodlands at the Park
 - Trails –using existing supply of base metal. and mulch from clearing property
 - Added HOA storage shed, watering tanks with trailer for limited maintenance
 - Reinforced fencing between subdivision and Wood Hill Apts.
2. Entrances and Monument
 - Finalizing landscaping improvements
 - Updated lighting at entrances
3. Street improvements:
 - CPS installed right-of-way driveway entrances on Cougar Creek
4. Neighborhood Committees:
 - Newsletter Director added
 - Nominating Committee (Contact Frank Salinas)
 - 311 Committee (Contact Frank Salinas)

Future Improvements

1. Improve Park entrances by adding xeriscaping design
2. Continue to work with District 8 to improve our streets.
3. Establish Beautification Committee
4. Add river rock to repair erosion problems along the Vance Jackson rock wall.
5. Park designs to increased use of parks by residents.

Economic Results

- Price per square foot stable
- Reduced number of delinquent annual dues to a steady 3% from 40% in 2009
- Improvement in overall curb appeal to aid in increasing property values.
- Continuing to improving policies and procedures between HOA BOD's and Mgmt. Company
- Create continuity that will lead to a smooth transition for future board members
- Parks add value to neighborhood.

Manager's Report:

Given by Rodney Herrera.

Announced to homeowners that this is Diamond's 3rd year of managing Huntington Place. Thanked all for their continued business and support.

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

Financial Review:

Reported by Rodney Herrera.

Reviewed Financial Statement that residents had within their agenda packet.

Suggestion of posting financial statement online. Also suggested to see hard copy of previous years financials plus financials through the date of Annual Meeting. Agreed to do so next year.

Officers/Committees Reports:

Monica Schultz – Presentation on forming the C.O.P. Program

Crime prevention classes are being offered at the San Antonio Police Department Prue Rd. location on 11/10/2011 & 11/17/2011. Contact at this location is Officer Mercado. Monica stressed how just making a phone call to surrounding neighbors about a suspicious car or individual can prevent potential crimes.

Dan Kalusz – Website

Gave new website address. www.huntingtonplacehoa.com

Website gives announcements, governing documents, various links, crime reports etc.

Chris Miller – Newsletter

Explained how a blog was going to be put on the website as opposed to printing & waiting for quarterly newsletters. Encouraged residents to send in articles and suggestions for blog & newsletter.

Election of One Director:

Jerry Buecher gave a short speech on his background and goals if elected.

A vote was taken by secret ballot. All ballots were counted and Jerry Buecher received the highest number of votes. Jerry will serve a 3 year term on the Board of Directors

Open Discussion:

Homeowner questioned why floor nominations aren't being used and asked for at this meeting. It was explained that the By-Laws state this does not have to happen.

Another resident questioned some street lights being dimmer. City of San Antonio has implemented a new type of energy efficient bulb that may seem not as bright.

Speed bumps/humps were brought up to help slow drivers down.

Homeowner questioned a line item expense on financial statement relating it to some alleged illegal dumping. Post-meeting, DAMC reviewed issue in detail and line item expense did not reflect homeowners concern.

Resident asked if solar panels were permissible via the ACC. The ACC will review every solar panel application carefully and will more than likely approve.

Homeowners were reminded after mowing & edging their grass to not blow clippings into the street. It was suggested to bag trash so items being dumped into trash truck don't fall out into street causing a mess. Also, reminded to watch if parking on the street on trash day not to impede area where others trash cans may not receive pick up service.

Adjournment

A motion was made, seconded, and all approved to adjourn the meeting. Meeting was adjourned at 8:44 pm.

Respectfully submitted and signed as approved by:

Carrie Ramirez
DAMC Manager