

Huntington Place Association, Inc.
6391 De Zavala Rd., Suite 223D
San Antonio, Texas 78249
(210) 561-0606

Annual Meeting
Minutes October 29, 2009

Board Members Present:

Marilyn Choate- President, Robyn Joyner- Vice President, Frank Salinas-
Treasurer/Secretary

Management Company Representatives:

Rodney Herrera & Yvonne Lopez of Diamond Association Management &
Consulting, DAMC

Call to Order & Introduction:

Meeting called to order by Marilyn Choate, President at 7:02 p.m. Marilyn
introduced the Board of Directors and management company representatives.

Verification of Quorum:

DAMC verified a Quorum was met. 94 Proxies and 37 individual property owners in
attendance equaled 131. A quorum is __ property owners.

Approval of Minutes:

Guest Speakers:

Don Kalusz gave a brief update on safety and security for the neighborhood.

Representatives from a Realty Company gave information on refinancing homes,
rates and home values for the area.

Presidents Report:

Marilyn Choate brought the homeowners present up to speed on current events /
projects in the neighborhood.

Financial Report:

Frank Salinas introduced DAMC to the membership. He let them know that he
thought DAMC was going to be a good fit for the neighborhood. He gave an
overview of the budget and invited everyone to review the budget that was included
in the Agenda that was handed out. He talked about how they had cut the budget by
23 % by reducing expenses in the areas of: water meters, electric meters, and the
management company. Frank talked about how the enforcement of covenants helped
to get a better return on houses in the neighborhood when they were put up for sale.
He also addressed the increase of HOA dues from \$275.00 to \$300.00 in 2010. While
there were several homeowners who agreed the idea to raise the dues was needed, a

heated discussion ensued with several other residents about the need for it. A motion was made by one homeowner to raise the dues. Marilyn explained why the rate went from \$250.00 at one point down to \$75.00 and then back to \$275.00. She explained the reserves need to be at \$128000.00 to cover any type of emergency. The \$300.00 dues would allow the reserve to stay at that level.

A prohibitive motion was made to change Assessments from \$300.00 to \$275.00. Due to issue not being on the agenda, motion was withdrawn.

Rodney Herrera of DAMC gave a brief explanation of how dues were determined for associations. He explained it was based on the number of properties or homes in the neighborhood.

Another heated discussion developed following the dues concerning threatening letters. One homeowner accused the prior management company of sending threatening letters when something needs to be addressed instead of sending nice letters.

Architectural Review Committee:

A brief overview of the ARC was given.

Social Committee:

Nothing to Report

President's Report:

Old Business:

New Business:

The board began the election of officer's process by allowing each person who had submitted a candidate profile to tell a little bit about themselves.

Richard McAllister: He is ex-military with two master's degrees and was interested in running for the board. After having heard what was going on at the meeting, he withdrew his name because he said he did not have the time or inclination to put up with this kind of commotion.

Robin Joyner: Robin let everyone know she has been on the board for 3 years and has worked really hard. She expressed her desire to get off of the board this time if there was someone who would like to take her place.

After the two candidates spoke there was a request to take nominations from the floor. Frank Salinas said that floor nominations were not possible. Several homeowners voiced their opinion, some cited declarations as to why floor

nominations could be taken. Frank Salinas said that based on the fact that one candidate withdrew and one was not present, he would allow floor nominations.

Robert Canamar was nominated. He let everyone know that he had 15 years of school service, worked with the COPS program, was a Vietnam vet and a dance instructor.

At 8:23 floor nominations were closed and the election began. The election results were as follows:

Robin Joyner received 81 votes; Bobby Canamar received 50 votes for a total of 131 votes.

The outcome of the election was announced to those in attendance and the meeting adjourned at 8:35 pm.

Meeting Adjourned:

Marilyn Choate adjourned the meeting at 8:35pm

Respectively Submitted By:

Yvonne Lopez

HOA Manager