

Huntington Place Association, Inc.
14603 Huebner Rd, Bldg 40
San Antonio, TX 78230
210-561-0606
Annual Meeting
October 22, 2019

Board Members Present:

Marilyn Choate, Robin Joyner, Jerry Buecher

Committee Members Present:

Idan Mazuz – ACC
Raul & Lauren Melendez – Curb Appel
Raul Flores & Bill Telford – Newsletter
Brian Howell – COP
Carlos Gonzalez – HP Interior Improvements

Board Members Absent:

None

Management Representatives Present:

Rodney Herrera, Chris Bachman, of DAMC

Location:

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

Call To Order and Verification of Quorum:

The Annual Meeting was called to order by Rodney Herrera at 7:03 pm. Chris Bachman verified quorum with 77 homeowners present in person and by proxy.

Approval of Meeting Minutes:

A motion was made and seconded to approve of the October 22, 2018, annual meeting minutes. The vote was passed unanimously by the membership.

Guest Speakers:

SAPD SAFFE Officer – Officer Flores: Officer Flores is the new SAFFE officer for the area assigned by the SAPD. He discussed general safety tips, speeding, and the SAFFE program. He also addressed owner questions on traffic enforcement.

City Code Enforcement Officers: Code compliance officer David Garza and two of his associates reviewed the code enforcement process and how to register concerns with the City in conjunction with the actions the Association takes on certain violation matters. It was recommended that owners report street parking matters to SAPD parking enforcement at 210-207-3677. Questions were addressed on a

host of topics, including: inoperable vehicles, animals, boat parking, oversized vehicles, overhanging trees, and grass height.

San Antonio District 8: City Councilman Manny Palaez was not available to attend the meeting, but two District 8 staff members addressed the membership to discuss the status of items that were brought up at the previous membership meeting as well as answer owner questions. Topics discussed included: drainage issues, safety concerns, road construction, Dogs for Veterans program that Councilman Palaez is involved with, panhandling and a donation program to confront the issue that Councilman Palaez got funding for in the City budget. They also passed out informational flyers to owners, including a street maintenance scheduled for 2020.

Officer & Committee Reports:

Presidents Report:

Marilyn Choate thanked everyone for attending and recognized each of the volunteers in the community. Bill Merrill was also thanked for his work over the years on the newsletter as he had stepped down. She included a letter in the meeting packet.

Manager's Report:

Given by Rodney Herrera.

Rodney Herrera introduced DAMC and explained to the homeowners the functions of DAMC, the enforcement of the rules, and facilitating the HOA and directions from the Board.

Financial Review:

Reported by Rodney Herrera.

Rodney Herrera reviewed the Financial Statement that residents had within their agenda packet. He reviewed the income and expenses of the Association and reported that the balance sheet represented money presently in the bank. Wall repair reimbursements were specifically discussed as well.

Officers/Committees Reports:

Brian Howell – COP

Mr. Howell discussed the efforts to get trespassers out of the neighborhood and the drop in crime that has occurred. The importance of surveillance cameras as also discussed for the SAPD to find information on potential crime suspects. Owners were encouraged to volunteer and stay connected on the Nextdoor private group.

Idan Mazuz – ACC Member

Mr. Mazuz provided the names of the other ACC volunteers and gave an overview of the ACC process. He noted they have had some issues with solar panel installation requests and their efforts are to help ensure owners get the best installations possible. It was also requested owners provide a photo after a project is completed so the ACC can confirm the work followed the previously submitted and approved plans.

Raul & Lauren Melendez – Curb Appel

Mr. and Mrs. Melendez mentioned the summer was rather quiet, but they would be more active in the fall, winter, and spring seasons. They explained their goal is to not only beautify the community but boost property values for owners.

Carlos Gonzalez – Interior Design/Facebook

Mr. Gonzalez discussed how kitchens, master baths, and flooring are important factors with home values and remodeling those areas can further boost value. He reviewed posting project photos of owners on Facebook that have completed interior improvements to bolster community engagement as well as to provide ideas to owners interested in doing remodels. He further commenting on providing owners with information on contractors that previously have done work that those owners were satisfied with.

Rodney Herrera – Website

Mr. Herrera discussed the community website and portal as separate from any Nextdoor app or Facebook page. The website is a tool for owners to review the governing documents, have access to forms such as for submitting ACC requests, and so forth.

Raul Flores & Bill Telford- Newsletter / Eblast

Mr. Flores and Mr. Telford reviewed how they became involved with the committee and discussed putting out calendars every two months to the community with updates and important reminders. A draft calendar was displayed.

Lisa Cano- Keller Williams

Lisa Cano was not able to attend the meeting, but recent home sale activity was reviewed with owners. 19 homes had sold with an average price of \$101.55 per square foot.

Election of One Director:

Having only one candidate -Jerry Buecher - on the ballot, Rodney Herrera asked owners to submit their ballots. Jerry Buecher was elected to the BOD for a three year term.

Raffle:

The Board held a raffle for owners that were present at the meeting and had provided proxies. The raffle winners were as follows:

Proxy form raffle winners

Marnie Staehly: \$50.00
Hnem Kim & Ngun Uk \$75.00
Kruit Lehenbauer \$100.00

Meeting attendee raffle winners

Daniel Davis: \$50.00
Judy Goncalves: \$75.00
Kurt Leinweber: \$100.00

Open Discussion: The following items were brought up and discussed during open discussion:

- Size of the community parks
- Installing a dog park (the Board asked the inquiring owner to follow up with suggestions on size, fence type, and other details)
- Quarry blasting and how to report possible decibel violations
- Parking
- Pet waste
- Status of nearby retail establishments
- Fence at a neighboring private road
- Request for a reminder to residents on grass clippings in the street

Adjournment

A motion was made, seconded, and all approved to adjourn the meeting. Meeting was adjourned at 8:27 pm.

Respectfully submitted by:

Chris Bachman, CMCA

On Behalf of the Association Secretary