

Oakland Heights Owners Association, Inc.
Annual Meeting
June 1, 2010

Board Members Present:

Klaus Schonfeld, Nancy Corrigan, Kathy Miller & Hector Argumedo.

Board Members Absent:

Tony Alba

Management Representatives Present:

Rodney Herrera & Yvonne Lopez of DAMC

Location:

Rawlinson Middle School, 14100 Vance Jackson, San Antonio, Texas 78249

Call To Order:

The Meeting was called to order by Klaus Schonfeld, President, at 7:05 pm.

- A. Verification of a Quorum – Yvonne with DAMC, verified a quorum was present with 22 property owners in attendance and 16 proxies, representing 38 property owners total.
- B. Introduction of the Board – Klaus introduced the Board Members and himself as the President of the Association.

Approval of Minutes:

The minutes were provided during sign in. The general membership read the 2009 Special Meeting Minutes. A motion was made to approve as written, it was seconded, and all approved.

Officer & Committee Reports:

- A. President –Klaus let the residents know that they are identifying ways to improve the neighborhood with regards to security systems, landscaping and irrigation systems, lighting, replacing stolen backflow preventers. The have been looking at installing zoysia grass to see how it does in drought conditions. He let everyone know that they have been working to find the missing light fixtures in the community (at gates) and the electrician with replace them with bullet lights. He also mentioned he is going to try to meet with City Councilman Reed Williams to talk about stop lights and stop signs at gate 1 & 2.
- B. Treasure Report – No treasurer's report was available as Tony Alba was not present at the meeting due to his hospitalization. Klaus gave a brief overview and let the residents know that the Association was in good financial condition. The reserve fund and all other accounts were stable because the previous board maintained the books well and ran a tight ship. He did say that there are items that are now worn out and the BOD will have to start replacing them using the Association funds necessary to do that.

- C. ACC Committee Report-Nancy Corrigan addressed the residents and let them know that there was nothing major to report in on the ACC Committee. The requests they have been getting are painting, pool installations, sidewalk upgrades, and fences to house trash cans. There have been some safety improvements made to the drainage ditches and fencing by placing chain link fences behind the wooden fence.

Old Business:

None

New Business:

- 1.) Election of Board of Directors - Klaus asked for floor nominations. Being none, floor nominations were closed and Klaus allowed the people on the ballot that were present to introduce themselves. There were 6 names on the ballot and 5 Board members needed. After the votes were cast the new board members named are: Klaus Schonfeld with 25 votes, Nancy Corrigan with 25 votes, Kathy Miller with 25 votes, Hector Argumeda with 25 votes and Frank Newland with 19 votes. Tony Alba received 6 votes.
- 2.) Playground- The new playground equipment was introduced to the residents in attendance. There were pictures of the equipment for all to view.
- 3.) Basketball Area- The basketball area was introduced with some opposition by HO who thought the following items would be an issue: safety, security, noise, parking, property damage, and alcohol consumption. It was suggested to put a golf par practice in instead. One HO asked who would police this area.

Open Discussion:

- 1.) **Landscaping**-There was a suggestion to change the sprinklers so they would not water on Vance Jackson and a suggestion to try the newest version of St. Augustine grass which is supposed to be drought tolerant. A discussion about xeriscaping and low ground cover took place. Someone asked if the HOA could pay the landscaper to get rid of weeds on the street near the driveways for those neglectful homeowners who don't take care of it themselves. Klaus said he goes through the neighborhood with Roundup and sprays those areas.
- 2.) **Streets**- HO asked what the plan for street repairs are. Klaus said the HOA is about 2-3 years away from having to do any street repairs. Area 1 would need seal coating which could run about 20K and areas 2&3 would need a thicker top coat put on to prevent the base from deteriorating which could run around 150K.
- 3.) **Burglaries**- It was reported that there had not been any in quite awhile. One HO said that in June of 2009 and about 3 months ago some cars in the neighborhood had been burglarized and laptops, etc. were taken. Klaus said the best defense is to un-motivate the criminals by not leaving anything in the cars. He also mentioned that the HOA tried to switch to a 5 digit gate code system that would work 24 hours for the homeowners and a 4 digit gate code that would be used from 7-7, and a 3 digit code to be used for guests or deliveries. The gate system will not support this change.

- 4.) **Street Lights-** Question was asked about adding streetlights. Since OH falls into the Camp Bullis Lighting Restrictions, none can be added. The HOA does not have control of lighting.
- 5.) **Tire Spikes-** It was suggested to use tire spikes at the entry gates so people could not exit the entry gates. The previous board had discussed this issue and in order to do it there would have to be an emergency override at the gate which now has a crank system.
- 6.) **Parking-** There is a house on Casbury that has 5-6 cars parked there that sometimes blocks the driveway of other residents. This house has also enclosed their garage without ACC approval and is suspected of violating the single family covenant restriction. They also have trash laying about their property. Klaus will get with us to give us a good address.
- 7.) **Rental Houses-** Are there any regulations for leased houses in the neighborhood? No, there are no parameters other than they must be renting as a single family dwelling.

Herb Gray took the time to compliment the current Board on a job well done this past year.

Adjournment:

There being no other matters to discuss, a motion was made, seconded, and all approved to adjourn the meeting at approximately 8:23 pm.

Respectfully Submitted and signed as approved by:

Rodney Herrera
Managing Agent
Oakland Heights