

Oakland Heights Owners Association, Inc.
Annual Meeting
September 23, 2021

Board Members Present:

John Wood, Kim Wieland, Ernest Herrera and Jim French

Board Members Absent:

Davis Phillips

Management Representatives Present:

Rodney Herrera & Claudia Carr with Diamond Association Management & Consulting (DAMC)

Location:

Shavano Baptist Church, 5047 De Zavala Rd., San Antonio, TX 78249

Call To Order:

The Meeting was called to order by John Wood at 7:00 pm.

Verification of a Quorum:

Claudia Carr with DAMC, verified a quorum was present of 10% of the homeowners either by proxy or represented in person.

Approval of Minutes:

The general membership read the 2020 Annual Meeting Minutes. A motion was made to approve as written there was a seconded, and all approved to pass the 2020 minutes as written.

Guest Speakers:

City Councilman Manny Pelaez spoke about the budget being approved to begin street, sidewalk and drainage repairs. Added to police funding and firefighters. Working on mental health crisis with SAPD. He also spoke to the panhandling situation and asked people to stop giving them money. If you see encampments call his office and he will work on getting this removed. There will be construction happening and requesting to be safe with the construction works and not speed while they work.

Directors Update and Year in Recap:

John Wood spoke regarding the Road Reserve Amendment and General Amendment passed.

Kim Wieland went over the Reserve and by the end of the year the Association was roughly will be at \$308,000. Per the Reserve Study the Association should be at \$400K. In order to have funds for road repairs there would have to be an increase in assessments, a special assessment or a change in the investment funds.

Jim French spoke on the Road Status: The repairs in 2019/2020 will hold for about 5 to 7 years. Crack seal and spots have been repaired. The maintenance is to prevent deterioration of the roads.

Kim Weiland went over the Landscape and Gates: There are dead plants that have been delayed in removing but they would be putting in Red Yuccas. Asking if anyone would like to adopt a section at the gate to donate plants. Gate 1 and Gate 2 will have rock and boulders. Gate 3 will have mulch added. Looking for volunteer to clean up the gate areas. For plants contact Kim. There is a light fixture not working and they are looking for a quote to repair. On 11/02 there will be significant tree trimming. Looking for quotes on the rusted gates.

Ernest Herrera went over Google Fiber: The Association is next in line to get Google install the fiber. They install boxes ground level. Road is guaranteed by Google.

Rodney Herrera went over the Phone/Intercom system: The previous brand is no longer making parts for repairs. The maintenance will be a little less. The Doorlocking system phone system will be lower. The new system is wireless. The code is now 4-digits with a # in front.

John Wood went over the empty lot: The BOD is discussing on what to do with the empty lot. Suggestions are to sell it for a house to be built. That money can be used for the road reserves. Suggestions was to have a community garden, dog park, child park and walking trail. The BOD is not looking for a long term cost for what becomes of the property.

Management Report:

Rodney Herrera of DAMC provided an overview of DAMC's services as the agent for the community, all A/R and A/P, handling collections, covenant inspection, ACC facilitations, website and the Owner Portal. Introduced the Community Link app.

Old Business:

None

New Business:

Election of Board of Directors – There are 3 positions open and 3 names on the ballot. James French, Ernest Herrera and John Wood. Rodney opened the floor for nominations, Linda Hall volunteered. The floor was closed. The candidates introduced themselves. A secret vote was taken the results were as followed the new board will be James French, Ernest Herrera and John Wood.

Adjournment:

There being no other matters to discuss, a motion was made, seconded, and all approved to adjourn the meeting at approximately 9:05 pm.

Respectfully submitted by:

Claudia Carr

On behalf of Oakland Heights Secretary