

Oakland Heights Owners Association, Inc.
Annual Meeting
September 5, 2023

Board Members Present:

John Wood, Kim Wieland, Ernest Herrera and Jim French

Management Representatives Present:

Rodney Herrera, Brandy Sweeney and 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 6:15 pm.

Verification of a Quorum:

A quorum was met with 10% of the homeowners represented in person and by proxy.

Approval of Minutes:

The general membership reviewed the 2022 Annual Meeting Minutes. A motion was made to approve as written there was a seconded, and all approved to pass the 2022 minutes as written.

Guest Speakers:

City Councilman Manny Pelaez spoke on 18-Wheeler Parking Ordinance & parking on Beckwith. Shopping Cart initiative with Home Depot, HEB and Walmart. Homeless engagement and relocation. Crime Prevention with SAPD. A question on street stripping, Mr. Pelaez stated to contact Laura in his office as she works closely with Public Works and they will try to help move the work up.

Directors Update and Year in Recap:

John Wood introduced the Board of Directors. He spoke and provided update on the following:

- **Infrastructure Improvements** – Google Fiber Go Live, Streeting Sign Project, Landscape replacement, Wall reconstruction.
- **Community Engagement** - Street Signs Project, Landscape volunteers, Kids Movie nights, Block Parties, Google Pop up events.
- **Financial Sustainability** - Reserve fund growth, Capital cost designation, Investment Strategy, 9.5 % growth YoY
- **Declaration Enforcement** - Parking Enforcement, Landscape improvements, ARC Approvals.

Questions from floor regarding the parking violation process/tracking. John mentioned that courtesies are placed by the inspectors and if it continues then a letter is sent from DAMC and the last would be towing. The community has not towed any vehicles.

Reminder to the community that any exterior modification to your property and land will need ARC approval before work begins.

There was a suggestion to have a social committee, John stated to the Association is looking for volunteers.

Kim Wieland went over the Financials of the community. He stated that there has been a growth of 50% since 2018 and the funds are expected to reach \$500,000 by the end of the year.

- The board has changed how they do their budget, they start with the Reserve fund and then budget what is left in the operating account.

- There was a question on the irrigation – John stated this will need to be redone and would be budgeted.

- A homeowner asked what the account should have in savings (a) Per the Reserve Study they should have \$800,000 by 2023.

- Question regarding street repairs and how they determine when they need to be repaired. (a) The money is used from the Reserve fund for these repairs. A street engineer is hired to determine repairs. The Association was lucky to have one come in and evaluate and currently the HOA is not in a bad place.

Mailbox committees, communication has been sent via eblast on the mailboxes- The Board of Directors has authorized the formation of a Mailbox Special Committee of Volunteer to address the CBU replacement and security.

Team 1 will be tasked with engaging the community with a petition to replace the aging mailboxes and work with USPS and Congressional officials to get this done. Team leader is Debbie Del Pozo

Team 2 will be tasked with researching and proposing security solutions around the mailboxes that are cost effective and sustainable. Team leader is Gary Cunningham

Both teams are to report back to the Board NLT from today 120 days.

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.

Question regarding dead grass violation, John stated that it is the homeowner's responsibility to replace it and keep it looking healthy and attractive.

Old Business:

None

New Business:

Election of Board of Directors – There are 3 positions open and 3 names on the ballot, McKenna Gallagher, Ernest Herrera and John Wood. Rodney opened the floor for nominations. With no volunteers, a motion and a second was made to close the floor. There was a motion to elect McKenna Gallagher, Ernest Herrera and John Wood by acclamation there was a seconded, and all approved. With no further discussion all three candidates were approved to the Board by acclamation for a 2-year term.

Adjournment:

There being no other matters to discuss, a motion was made, seconded, and all approved to adjourn the meeting at 7:42 pm.

Respectfully submitted by:

Claudia Carr

On behalf of Oakland Heights Secretary