

Oakland Heights Owners Association, Inc.
Annual Meeting
November 19, 2024

Board Members Present:

John Wood, Kim Wieland, David Velasquez, and McKenna Gallagher, Earnest Herrera

Management Representatives Present:

Rodney Herrera, and Donette Davis 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 David Velasquez 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 2023 Annual Meeting Minutes. A motion was made to approve as written there was a seconded, and all approved to pass the 2023 minutes as written.

Elections:

Election of Board of Directors – There are two positions open and two names on the ballot, David Velasquez, and Kim Wieland. 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 David Velasquez and Kim Wieland by acclamation there was a seconded, and all approved. With no further discussion all two candidates were approved of by the Board by acclamation for a 2-year term.

Guest Speakers:

City Councilman Manny Pelaez spoke on the following items:

- 1604 Expansion plan with Smart City infrastructure.
- Crime-
 - SAPD has hired sixty-five new police officers.
 - SPOT Policing trials have been a success. Three percent crime decrease in those trialed areas.
 - Homeless encampments around the area and ways to help decrease them.
 - Eighteen wheelers- currently there is an ordinance that is in process to not allow trucks to be parked in residential areas.

SAFFE Officer LaFrosca (Filling in for officer Ramirez) spoke on the following topics:

- Decrease in break-in throughout the area.
- COP (Citizen on Patrol) the classes will be starting soon. Information is on City of San Antonio

Directors Update and Year in Recap:

- Kim Weiland provided the following updates:
 - Landscaping
 - The irrigation system has not been installed correctly and has been getting sun damage. Currently looking for other ways to resolve landscaping watering issues.

- Finances
 - Gate repairs
 - 2025 Assessments have been increased from \$500-\$550. Increase for 2026 assessments as well.
- John Wood went over community engagement:
 - Volunteers are needed for the following:
 - Block Party
 - Christmas Decorating
 - Holiday decoration competition. Decorations must be up but 12-5-24.
 - Love Thy Neighbor Program-Mail pick up program.
 - If mail needs to be picked up or you'd like to volunteer to pick up mail for a neighbor that is unable to do so please email manager@damctx.com.

Mailbox Pavilion Transition Plan:

- McKenna Gallagher went over the following:
 - Pavilions will be completed by the end of November.
 - USPS will oversee key distribution.
 - Owners will be provided with 5- digit codes for the cage. The code will be in the portal once distributed, they cannot be changed.
- The following questions were asked:
 - Will the fence still be a part of the plan? Yes, the vendors have not gotten to that portion of the job yet.
 - Will updates be provided to owners? Yes, updates will be emailed to the community as they provided.
 - Who will have access to the camera footage? Gate services, who is also a licensed security company, will have access to the camera footage. Footage will be stored in clouds.
 - Why is solar being used? After further comparison and research, which shows solar power would be enough to power the gate. Solar was selected was cost effective and met all needs.

Management Report:

Rodney Herrera of DAMC provided an overview of DAMC's services as the agent for the community, all Finances, handling collections, covenant inspection, ACC facilitations, website, and the Owner Portal.

Open Forms/ Discussion:

- Are bright lights covered in the declarations? you can report the issue to DAMC or if you feel comfortable you can speak to your neighbor about them.

Adjournment:

There being no other matters to discuss, a motion was made, seconded, and all approved to adjourn the meeting at 8:02 pm.

Respectfully submitted by:

Donette Davis

On behalf of Oakland Heights Secretary