



HOA BOARD MEETING MINUTES

Annual Meeting

June 11, 2025 7:00 p.m.

In Person and Teams

CALL TO ORDER by Shirley Wold at 7:01 PM

BOARD MEMBERS PRESENT: Brenda Tallmon, Shirley Wold, Yale Resnick, Cindy Bullock, Mike Haas, Candi Robinson, Christie Upton

BOARD MEMBERS ABSENT: Tim Bowers, Jeremy Tarver

GUESTS PRESENT: Randy and Denise Surratt

APPROVAL OF MINUTES: June 2024 Meeting Minutes were approved during the August 2024 HOA Meeting - and they have already been posted.

GUEST COMMENTS:

- None

PRESIDENT'S COMMENTS:

- Shirley, Yale, and Jeremy will begin their next terms on the HOA, Cindy Bullock joined the board during the year, all other HOA members remain.
- Home Sales remain strong in Cibolo Trails for the last year - with 4 homes currently on the market and more coming on the market soon.
- Agenda (posted) provides a summary of the activities completed throughout the year. Those are posted and can be viewed by community members.
 - Highlighted items:
 - The privacy markers at both ends of our property lines were installed to denote private property.
 - The wall along Battle Intense was power washed this last year.
 - The raised sidewalk was reinstalled in May 2025.
 - The culvert responsibilities for maintenance are legally the responsibility of the homeowners, however because the culverts serve the entire HOA preventing street flooding, etc., the HOA is looking at adding regular maintenance of the culverts to the OYTG contract.
 - Action remains with the Fair Oaks Ranch Mayor to document that the city remains responsible for any culvert repair.
- There were continued efforts to look at solutions for the faster, and sometimes reckless driving at the Cibolo Run and Battle Intense intersection. Shirley attended a meeting with the city where the following options were advocated and where the city will hopefully get back to residents within 30 days:
 - Replace the raised sidewalk
 - Install a 4-way stop
 - Change the speed limit to 25 mph to be consistent from Fairway Valley to Keeneland

TREASURER REPORT:

- Reports were submitted and published for the month.
- We have two liens on property owners for non-payment of HOA dues. Shirley has had discussions with lawyers concerning the options the HOA has to collect the overdue payments.
- 6 accounts are in arrears as of early June.
- All bills for month have been paid.
- Raised dues at the beginning of the calendar year.
- We are anticipating costs in next year associated with the sprinklers and some maintenance at the front entry.
- We will be negotiating the contract with OYTG again this upcoming year, there likely will be some increases in cost, but the board thinks that this will be reasonable and within rate of inflation.

LANDSCAPE AND MAINTENANCE:

- Front Entry improvements were made throughout the year. Some recent repairs to sprinklers but everything is in good working order.

WELCOME COMMITTEE:

- Will drop off welcome package for 1 new resident family.

OPEN DISCUSSION:

- Restrictions Update: no restrictions updates to share.

Meeting was adjourned at 7:39 PM