



HOA BOARD MEETING MINUTES

April 9, 2025 7:00 p.m.

In Person and Teams

CALL TO ORDER by Shirley Wold at 7:13 PM

BOARD MEMBERS PRESENT: Brenda Tallmon, Candi Robinson, Shirley Wold, Christie Upton (virtual), Yale Resnick, Cindy Bullock

BOARD MEMBERS ABSENT: Tim Bowers, Jeremy Tarver, Mike Haas

GUESTS PRESENT: Randy and Denise Surratt

APPROVAL OF MINUTES: Small error identified in March 12th minutes - once edited, minutes are approved.

GUEST COMMENTS:

- None

PRESIDENT'S COMMENTS:

- Raised sidewalk on Battle Intense will be reinstalled. Shirley will be requesting a reduced speed limit on Battle Intense - most likely to 25 mph - where this can be consistent throughout Battle Intense versus the current situation where speed limit changes multiple times. Shirley will share her written request for the TSAC and will share that with the board before submitting.
- Shirley had a conversation with Mayor concerning our streets. As of right now, there is no plan in place to address the street condition because the base layer is still in good condition. She will continue to have the conversation as the additional layers are not in good condition and could impact our property values.
- Shirley had a conversation with the Mayor about the culverts (3 in Cibolo Trails). Original platt plans did not include the culverts; at some point later, likely when Cibolo Trails took on some property, an engineer may have changed it to indicate the homeowner and/or the HOA were responsible for the maintenance. Shirley is directly coordinating with the mayor to understand who made the change, who authorized, and whether the city had the authority to make a unilateral change. In the interim, the city did perform maintenance on the culverts last month - but the board will need discuss this further and continue investigating. The Mayor did say that for concrete repair for the culverts, that the city would be responsible as they installed the original concrete. Shirley will work to get the city's responsibility for the concrete maintenance/repair in writing.
- Yale, Shirley, and Jeremy have terms that are coming up, but all have volunteered for another term so there will not be a need for a new election.

TREASURER REPORT:

- \$30k in checking and \$55k in CDs.
- We have two liens on property owners for non-payment of HOA dues.

LANDSCAPE AND MAINTENANCE:

- Gabriel was able to clean up the front entry the last day of March.
- Some of the plants at the front entry need to be replaced - the board considered multiple options for types and number of plants. Board will review and will make a decision by 10 Apr 25.
- There are also Lantana that need to be replaced and the board will look at some options.
- No new landscape requests have come in from property owners.

OPEN DISCUSSION:

- Restrictions Update: no restrictions updates to share. There have been multiple activities and actions and those continue to be worked by the restrictions committee.

EXECUTIVE SESSION:

Discussed collections options for a homeowner significantly in arrears for HOA dues.

Executive Session closed at 7:46 PM

Meeting was adjourned at 7:46 PM