

**Scenic Hills Community Association, Inc.
Schertz, Texas 78108**

**Annual BOD Meeting Minutes
March 20, 2018**

1. Call to Order – 4:00pm

- a) Pledge of Allegiance.
- b) Determination of Quorum – Quorum was met.

- 2. Roll Call:** Matt Dunda, Jill Diaz, Cindy Miller, Sharyn Hall, Norman Shaheen, Marty Danner and Fred Kunz
Lodge Manager: Denise Ray
Community Manager: Mackenzie Werth and Karla Anaya

- 3. Approval of Minutes – Previous Meeting** – BOD reviewed. No corrections necessary. Unanimous vote to approve.

- 4. Spoken Appreciation of Matt Dunda’s six years of service to Scenic Hills Board of Directors. He thanked everyone. Comment was “This is an easy and great place to live. Remember why we moved here! Keep this place happy!” He was given a hardy round of applause.**

5. Committee Reports:

- Rod Woods – Facilities -Back door is still a work in progress. Complete by the end of the week.
- Bob Kelly – Pool and grounds -Pool is open. Community is currently correct and legal with city and QVTC with backflow project. James is planting plants around backflow devices. A question from a homeowner about green things around devices==will all homes have one? Answer, not sure at this time.
- Carol Najarian – Activities - On behalf of Lisa Kelly– The Lodge committee garage sale is April 19-21st . 19th is community only and 20-21st is open to the public. All proceeds benefit lodge improvements.
Bingo night – special car wash prize.
Easter potluck – April 1st
- Gary Ensminger – Security -Starting next month replacing Vehicle Stickers. The reason is that when the green stickers were issued, friends and family all got stickers. These will be replaced with new ones. New day passes will be given out. Six old ones have never been returned and someone is using them repeatedly. Denise and Gary will work on retrieving guest passes that are not returned. No more extended visitor passes.
Update your frequent visitor list with the guards.
Jeff Crawford is number two man on this committee.
Joggers – too many outsiders are using our streets for jogging.
Plans are to ask neighboring HOA’s to publish in their newsletters that SHCA is a

private property. Most are coming through the entrance on Elm Court and there is nothing that we can do about it. The Private Property sign is tilted and not very visible. Don't want to spend money now to replace the sign until it is clear what is going to happen with the golf course. Depending on what is built on the golf course will determine if a fence is needed.

- Tony Diaz – RV Lot – The lot is 92% full and trying to do things to cut the cost of the lot. Landscaping maintenance spraying to kill the weeds. It is very clean and looks good. Under the new lawn contract, they will only mow the back 10 feet of the RV lot.
- Cindy Miller – Treasurer – Reserve is funded at 91%.
- Fred Kunz – Thanked the community for allowing him to serve on the BOD for the last three years.

6. New Business

Matt Dunda – Landscapers have given notice and April 1st will be their last day. Provisions allow BOD to meet without notice for emergency matters. Board received and evaluated lawn bids. Current contract is for \$153,600. Five bids received were: Expert Lawn, \$192,000; Merit \$200,000; Best Lawn, \$365,000; Total Lawn, \$208,000 and Alamo Turf, \$155,000. Each contractor met the specs. Based on cost, BOD selected Alamo Turf. New contractor will begin April 1st. Contractor knows the community. There will be no increase in monthly assessments.

Resident ask if contractor was insured and licensed and answer was yes. Is there a no-fault clause? Thirty day clause?

Homeowner questioned the use of riding lawnmower on residents lawns. Answer--- contract says not to use on home lawns.

Neal Sharron, the owner of Alamo Turf was our lawn contractor in years past. He had some issues and was unable to fulfill his duties because he couldn't maintain his work crews properly and John had health issues which caused him not to be able to submit a bid to continue his service.

Matt ask John Hampton if he still wanted to speak and he said No.

7. President's Report – Announced candidates running for BOD. They are Norman Shaheen, Willie Sabol, Ken Gendolfe, and Bill Meyers.

8. Election of Board Member(s)

- a. Nominations From the Floor - None
- b. Voting – All voting has been turned in.

Matt Dunda called for a short break while waiting for the voting results.

Meeting was resumed and Matt Dunda announced Ken Gendolfe, Norman Shaheen and Willie Sabol as the newly elected BOD members.

9. Adjournment

10. New Board of Directors convened to elect the new officers for the year. Jill Diaz was elected President; Marty Danner was elected Vice President; Cindy Miller was elected Treasurer; and Ken Gendolfe was elected Secretary.