

Minutes for the Board of Directors Meeting

April 10th, 2018

1. Meeting was called to order by President Jill Diaz at 2:00p.m.

Members Present:

Jill Diaz, President
Norm Shaheen, Vice President
Ken Gendolfe, Secretary
Sharyn Hall, Member
Willie Sabol, Member

Others:

Denise Ray, Lodge Manager
Karla Anaya, Community Manager, Spectrum Association Mgmt

2. President Diaz announced that the Scenic Hill Community Association's newly revised Policies and Procedures are available to the residents on the SHCA's website (www.ScenicHillsTX.com).
3. The newly elected Board of Directors (BoD) were introduced to the residents in attendance.
4. Vice President Norm Shaheen announced that Rod Woods has stepped down from his position as Chairman of the Facilities Committee. Mr. Woods was thanked for his 7 years service to the Community.
5. President Diaz, in Treasurer Cindy Miller's absence, announced that the March Financial figures will be available on line, by April 20th, 2018.
6. It was announced to the residents that by Emergency Vote of the BoD, funds to replace the RV Lot gate were designate and provided, and the work was complete over the weekend (\$3975) with a 5 year Guaruntee.
7. Sharyn Hall stated that 2 collection accounts are currently in the hands of attorneys, and we are reviewing the payment history of 2 other accounts to decide on the next collection step.
8. Tony Diaz, RV Lot Chairman, provided details on what the new RV Lot Gate entailed and that we, the Community, are now in compliance with the City of Schertz as far as safety and operating procedures are concerned.

9. Gary Ensminger, Security Committee Chairman, explained how the 2018 Resident Sticker program will work. Essentially, only Residents with properly registered vehicles will receive a sticker for those vehicles...family members/frequent visitors do not qualify for stickers...Golf Carts do not require stickers. A schedule for picking up the stickers has been posted. **Proof of Insurance will not be required.**

10. OLD BUSINESS:

- a. Rod Woods related that he had spoken to the Schertz City Engineer and that a drainage design has been completed for Greenridge and should be available for review shortly. It is expected that this design will be presented at the City Council meeting to be held on April 17 in the Scenic Hills Community Lodge.
- b. Willie Sabol, Member BoD, stated that he had spoken with various City Reps on water runoff problems within our community and we are beginning to see movement.
- c. Willie also advised the community of a problem with water runoff in the Elm Court Cul de Sac.
- d. Bill Meyer, - resident: 3636 Fox Run - requested that the BoD identify "...resolutions regarding the expenditure of Reserve funds, including policies designating the nature of assets for which Reserve funds may be expended." ((Article VIII, Section 6, Para b), Page 15 of the Amended and Restated Master Declaration of Covenants, Conditions and Restrictions for Scenic Hills Community)). This item is deferred pending investigation.

11. NEW BUSINESS

No New Business was presented.

12. COMMENTS/CONCERNS

- a. The Board addressed the members on the City issue of Drainage and advised that the city website also provides good information.
- b. Board members also advised the that next City Council meeting will be held at our Lodge on April 17. We encourage everyone to attend.

- c. Residents expressed concern that the sprinkler system does not appear to be working properly. This situation was corrected by the end of the day.

There being no further business, the meeting was adjourned at 2:35p.m.

Submitted: April 14th, 2018

Ken Gendolfe
BoD, Secretary