



## Special Meeting of Members For the Purpose of Voting on the HOA Fee Increase

Tuesday, July 23, 2024, 2pm

Community Association, Inc. Meeting Held in the Lodge Ballroom, 4820 Scenic Drive, Schertz, TX 78108

### Zoom Meeting Credentials

Please join the meeting from your computer, tablet or smartphone.

<https://us06web.zoom.us/j/81045933225?pwd=OQoyOt43qEU1x85GX8wolf2aQFbjHX.1>

or simply: <https://bit.ly/Jul2024Mtg> (note the link is case sensitive)

Meeting ID: 810 4593 3225      Passcode: 072324

You can also dial in using your phone: +1 346 248 7799 US (Same Meeting ID and Passcode)

Note: If you wish to speak during the Homeowner Forum, please sign up before the Invocation at 1:55.

## Agenda

Please silence your phones before the meeting begins.

### 1. Invocation – 1:55 p.m.

If you arrive during the invocation, please enter quietly or wait until it has been concluded to enter. If you would like to give the invocation at future meetings, please contact Greg Sebold.

### 2. Call Meeting to Order – 2 p.m.

### 3. Pledge of Allegiance

### 4. Roll Call of Current Board Members

Greg Sebold, President

David Prestridge, Vice President

Sandra Hovatter, Secretary

Grady Haddox, Director

Dana Giggy, Director

Brad Weberg, Director

Jerry Sparenberg, Treasurer

Jerriann Hamilton, Lodge Mgr.

Sarah Miller, Community Mgr.

### 5. Proof of Notice

Notice of the Regular Called Meeting of the Members was distributed to Members of record by postage prepaid mail, electronic mail, or clippies, and posted on TownSq and on the Association's website, and posted at the Community Lodge on or before July 4, 2024.

### 7. Secretary's Report – Approval of Minutes for the Annual Meeting of Members held March 26, 2024.

Once approved, the meeting minutes will be posted on TownSq, the resident area of the Scenic Hills website ([www.scenichillstx.com](http://www.scenichillstx.com)) for homeowners' viewing. It will also be placed in the corporate record files.

### 8. Treasurer's Report

### 9. Presentation of Voting Issue

### 10. Determination of Quorum

### 11. Potential Announcement of Recess with Plans to Reconvene

If a quorum cannot be met during this meeting, it will be recessed. The meeting will reconvene at 2pm on July 30, 2024 in the Lodge Ballroom.



## **Agenda – Tuesday, July 23, 2024 Special Meeting of Members**

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### **12. Vote Counting**

The meeting may be recessed until vote counting is complete.

### **13. Announcement of Voting Results (if available) and Subsequent Actions**

If voting results cannot be determined during the meeting on July 23, 2024, the results may be communicated when the meeting is reconvened at 2pm on July 30, 2024, or by other means as announced.

### **14. Adjournment**

#### **Attachment:**

Minutes from Annual Meeting of Members March 26, 2024.

**A Public Board of Directors Meeting and Town Hall Meeting  
will be held in conjunction with this meeting, as results of the election are being determined.**



# Annual Meeting of Members Tuesday, March 26, 2024, 2pm

## MINUTES

1. **Invocation – 1:55 p.m.** The invocation was given by Greg Sebold.

2. **Call Meeting to Order – 2 p.m.**

3. **Pledge of Allegiance**

4. **Roll Call of Current Board Members**

X Greg Sebold, President

X David Prestridge, Vice President

X Sandra Hovatter, Secretary

X Robin Streff, Director

X Dana Giggy, Director

X Grady Haddox, Director

X Tommy Knight, Director

X Jerry Sparenberg, Treasurer

X Jerriann Hamilton, Lodge Mgr.

X Sarah Miller, Community Mgr.

5. **Proof of Notice**

Notice of the Regular Called Meeting of the Members was distributed to Members of record by postage prepaid mail, electronic mail, or clippies, and posted on TownSq and on the Association's website, and posted at the Community Lodge on or before March 15, 2024.

6. **President's Report**

The 2023 Annual Report was distributed. The President read the President's report from it.

7. **Secretary's Report – Approval of Minutes for the Special Meetings held September 26, 2023, recessed and reconvened on October 10, 2023**

Motion was made and seconded to approve the minutes. Unanimously approved. They will be posted on TownSq, the resident area of the Scenic Hills website ([www.scenichillstx.com](http://www.scenichillstx.com)) for homeowners' viewing.

8. **Treasurer's Report**

2023 Audit came out well. We had a substantial increase in our reserve fund; working relationship with Associa has improved with Sarah Miller becoming our account manager. Financial reports are posted.

9. **Last Call for Ballots (Addition to Agenda) – A last call for ballots was made.**

10. **Question and Answer**

Q: Re: The Annual Report – this might be a good handout for those giving tours; will we have extras for tours to hand out?

A: Yes

Q: Anything on the roof?

A: Yes, have RFPs going out to 10 companies.

Q: Can we put addresses very visible like on the curb? We need this for Architectural Committee as well as for EMS.

A: We approached that topic a few months ago. The city and EMS have no requirements for that. With today's technology they can find anyone; they weren't concerned about it.

Greg will mention it again in his next Scene article to remind people of the value.

Q: Concern with our lawn service people – they are tearing up the lawn terribly; lawns looked so much nicer 2-3 years ago. Also I asked about leaves in bushes and their response was “oh, they’re stuck there, they’ll just have to stay.”

A: Urban Dirt has identified over 100 properties that they are going to go in and work on to the tune of about \$25K of their money; we’re trying to address that. If you have an issue with your yard, please take a picture of it and send it to Matt immediately. If we do it while the lawn people are here, they can take care of it immediately.

You’ll see that topic broached by the Board in the very near future.

Resident: Thanks to Matt; we did have an issue, told matt and he got it corrected

Q: When we send out for bids in the future can we request riding mowers?

A: It needs to be specified in the contract and our current contract doesn’t specify that. Future contracts will, but it will cost more money.

The Board will be going out with RFPs soon and then we’ll go to the community identifying options.

Q: Re: The Golf Course – They’ve mowed south of the clubhouse, will they do the same in our area?

A: Greg was told that that area of the golf course is mowed by residents, not by other property owners

Resident: City says they have to mow 20 feet from building; we maintain that first 20 feet.

Q: In president’s speech you said that you don’t think HABI is going away, can you elaborate?

A: I’ve been in contact with them; the last time I spoke with them was just before Christmas holidays and they indicated that they are NOT going to sell the property, they are going to develop; I spoke to city council recently and none of them have heard anything from HABI since they pulled their last submission.

**11. Determination of Quorum** – We have more than a quorum.

**12. Potential Announcement of Recess with Plans to Reconvene on April 2, 2024 at 2pm.**

This was not necessary as a quorum was met.

**RECESS** – The meeting was recessed at 2:26pm

**RECONVENE** – The meeting was reconvened at 2:48pm

**13. Vote Counting**

**14. Announcement of Voting Results (if available) and Subsequent Actions**

The elected Directors for the 2024-2027 term are Brad Weberg, Dana Giggy, and Tommy Knight.

**15. Adjournment** – Motion was made to adjourn, seconded, and unanimously approved. The meeting was adjourned at approximately 2:50pm.

**An Organizational Board Meeting followed the Annual Meeting. Minutes of that meeting are available separately.**