



Public Board of Directors Meeting

Tuesday, October 15, 2024

Meeting Held in the Lodge Ballroom, 4820 Scenic Drive, Schertz, TX 78108

Or virtually by Zoom using the credentials below.

Zoom Meeting Credentials

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

<https://us06web.zoom.us/j/83730839988?pwd=LG2son4d04QvWmesOSi3I3WgQeroWg.1>

or simply: <https://bit.ly/3ZWR2tc> (note the link is case sensitive)

Meeting ID: 837 3083 9988 Passcode: 101524

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 or make a Committee Announcement, please sign up before the Invocation at 1:55.

Agenda

Please silence your phones before the meeting begins.

1:55 Invocation (During Meeting of Members)

2:00 Call Meeting to Order

1. Pledge of Allegiance

2. Roll Call and Determination of Quorum

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.

3. Action Items Following Executive Session

As identified during the session.

4. Secretary's Report

Review of Minutes from previous Public Board Meeting. Once approved, the meeting minutes will be posted on TownSq, the resident area of the Scenic Hills website (www.scenichillstx.com) for homeowners' viewing. They will also be placed in the corporate record files.

5. Treasurer's Report

Review of the current financial reports by the Treasurer.

6. Actions Taken Between Meetings

- Community informational meeting re: financial review & impact of failed 9% increase
- Development/review of 2025 Budget has begun
- Contract was signed with Bear Landscaping for lawn care
- Contract was signed with Bear Landscaping for irrigation needs
- Agreed with builder of home at 3766 Greenridge that he will provide a \$2,000 bond against potential damage to streets, etc.



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7. Old Business

- Status of roofing contract
- Status of repair of masonry columns
- Community Appearance Standards – Community informational meeting scheduled for 10/24
- Update of Governing Documents (Sandy) – 2nd Review of new SPP 4.03, Lawn Maintenance

8. New Business

- SCHA Strategic Planning efforts have begun and are ongoing
- Upcoming Meeting of Members November 26, 2024 to vote on changes to MDCCRs and if necessary increase in HOA fees

9. Announcement of Next Meeting

- Meeting of Members November 26, 2024
- Public Board of Directors Meeting, November 26, 2024
- Meeting of Members December 17, 2024 if necessary to meet quorum

10. Adjournment

Attachments:

- Minutes from July 23, 2024 Public Board Meeting.
- Procedure 4.03, Lawn Maintenance (for 2nd review)

Following the Public Board of Directors Meeting there will be a Town Hall Meeting.

Town Hall Meeting Agenda

- Homeowners' Forum
- Announcements from Committees, Subcommittees and Community Announcements

Reminder: If you wish to speak during the Homeowners' Forum or make a Committee, Subcommittee, or Community Announcement, please sign up before the Invocation at 1:55.



Public Board of Directors Meeting
Tuesday, July 23, 2024

MINUTES

**Note: This meeting was held in conjunction with the Special Meeting of Members.
Some elements of the agenda will occur during that meeting.**

1:55 Invocation (During Meeting of Members)

2:00 Call Meeting to Order

The meeting was called to order at approximately 2:40pm, following the adjournment of the Special Meeting of Members.

1. Pledge of Allegiance (During Special Meeting of Members)

2. Roll Call and Determination of Quorum (During Special Meeting of Members)

x Greg Sebold, President	x Grady Haddox, Director	x Jerry Sparenberg, Treasurer
x David Prestridge, Vice President	x Dana Giggy, Director	x Jerriann Hamilton, Lodge Mgr.
x Sandra Hovatter, Secretary	x Brad Weberg, Director	x Sarah Miller, Community Mgr.

3. Action Items Following Executive Session

- (None)

4. Secretary's Report

Review of Minutes from the June 25, 2024 Public Board Meeting.

Motion made and seconded to approve the minutes. Unanimously passed.

The meeting minutes will be posted on TownSq, the resident area of the Scenic Hills website (www.scenichillstx.com).

5. Treasurer's Report (May be during Meeting of Members)

Review of the current financial reports by the Treasurer given during Special Meeting of Members.

6. Actions Taken Between Meetings

- Let 2 month contractor with Lawn Care contractor.
- 10 bids on roof are being evaluated. Intent is to let contract as soon as possible.
- Painted Ballroom.
- Repair of masonry columns under portico contract has been let. Should be done middle to end of August.

7. New Business

- Update of Governing Documents (Sandy) – New SPP 4.03, Lawn Maintenance – 1st Review Resident – Is fertilization granular
Board Response: It is granular in the contract. We'll consider adding this to the procedure.

Resident – Would it be possible to have a “premium lawn care” resident where resident pays extra?

Board Response: We’ll add this to the agenda for our next Board Working Session.

Resident – Some creature is going between my house and the house next door. I’ve been picking up it’s droppings, but it’s not a dog.

Board Response: Add to agenda of WS, but it’s unlikely we can do anything beyond the efforts we’re making to deal with the coyote issue. **PLEASE – ALL RESIDENTS, DO NOT FEED OR WATER ANY WILDLIFE!**

Resident – Wants Board to consider that lawns done every 10 days instead of once/week or every 2 weeks.

Resident – If we change irrigation schedule from morning to evening waterings starting at 7pm the lawn would absorb the water.

Resident – Watering in the evening can cause grass fungus.

Several Residents – Always water in the evening and don’t have an issue with fungus.

Grady Haddox (Board Member) – We are looking for Lawn Care Committee members. If you care about the issue, join the committee and help us.

Pat McMaster volunteered to be on the committee, but won’t chair it.

Pat McMaster (Chair of Irrigation Committee) – We currently water between 4am and 10am; we can do whatever you want, but changing it will take 2-3 days of our contractors’ time – i.e., time when they’re not repairing anything.

8. Old Business

- Update of Governing Documents (Sandy) – 2nd Review of Procedure 1.11, Requesting Exceptions to Governing Documents

Motion made to accept the procedure as written. Seconded. Board polled:

(no vote)	Greg Sebold, President	Yes	Grady Haddox, Director
Yes	David Prestridge, Vice President	Yes	Dana Giggy, Director
Yes	Sandra Hovatter, Secretary	Yes	Brad Weberg, Director

9. Announcement of Next Meeting

- Public Board of Directors Meeting, September 17, 2024

10. Adjournment

Motion to adjourn, seconded, unanimously approved. Meeting adjourned approximately 3:45pm.

Related Governing Documents: MDCCR, Article III, Section (b)

Purpose: To explain how the SHCA lawn services are managed and maintained, as well as the responsibilities of homeowners in relationship to lawn care services.

Policy: The SHCA Board contracts with a lawn service company. The provision of lawn maintenance and shrub trimming of lots is at the discretion and direction of the Board. It is the responsibility of the homeowner to prepare their yards for the lawn service maintenance.

Introduction/Overview:

Contract negotiations and budget constraints impact which of the following services are included in the lawn care contract. Typically, the following services are considered:

- Mowing, edging, leaf control, blowing patios, sidewalks and cart paths performed once a week during the summer schedule (April through October) and every other week during the winter schedule (November through March). **Mowers to be set at 4" height.**
- **Leaf control or pick-up is done when lawns are serviced.**
- Mowing of the RV Lot performed a maximum 10 times a year as requested by the RV committee.
- Fertilizing with insecticides and fungicides provided **as needed, typically once or twice a year** to all resident properties and in the common areas. **Granular fertilizer is preferred.**
- Shrub Trimming **as requested by resident work orders.**
- Tree Trimming up to 8 feet **as requested by resident work orders.**

Residents will be informed about which services are currently provided.

Standard Process:

A. For problems with the lawn service:

1. If you need a redo (for example, if they missed edging or mowing part of your lawn) fill out a work order at the lodge or online.
2. If you want the lawn care contractor to trim your hedges or trees, fill out a work order at the lodge or online.
3. If the contractor damages something, take a photo and email it to the committee chairperson. **You must include** a description of the damage, your name, address and phone number. Your issue will be tracked by the Lawn Care Committee.



- B. **Residents are not to give directions to the lawn care crew.** Follow the above procedures for any issues.
- C. Inclement weather may delay lawn maintenance. These actions are coordinated between the contractor, Association Management and the Lawn Care Committee. When possible, the community will be advised.
- D. To enhance maintenance success, residents **must** make their lawns readily accessible for maintenance actions by assuring water and soaker hoses are stored properly, **tree limbs are removed, animal droppings are picked up, and anything that hinders contract success is dealt with before the lawn care contractor arrives.**
- E. The contractor is responsible **for removing limbs and debris generated from their efforts.**
- F. The contractor does not provide flower bed maintenance other than shrub trimming. Shrub trimming is done only when requested by resident with a work order **as described in paragraph A.1. above.**

Approval of this amended procedure:

1 st Public Review:	2 nd Public Review:
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This procedure approved by the Scenic Hills Community Association Board of Directors.

Approved by

Gregory Sebold, President, Scenic Hills Community Association

Date