



Public Board of Directors Meeting

Tuesday, March 26, 2024

Held In Conjunction with Annual Meeting of Members, 2pm

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/85149102121?pwd=f4K9u3YVlbU6ZyH0TADFdGAwnm8N7N.1>

or simply: <https://bit.ly/3v6kcsG> (note the link is case sensitive)

Meeting ID: 851 4910 2121 Passcode: 032624

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

1:55 Invocation

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

Robin Streff, Director

Dana Giggy, Director

Grady Haddox, Director

Tommy Knight, 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 Monthly 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

The Treasurer will review the current financial reports.

6. Actions Taken Between Meetings

- Renters @ 3804 Greenridge given until March 31 to vacate.
- Facilitated meeting between Lodge, Beautification, Lawn Care and Facilities Committees to clarify responsibilities.
- Approved GVEC effort only on Greenridge new build until ACC application is approved.
- Continuing to pursue insurance claim on Lodge roof and agreement to release RFP for roof repair/replacement.

7. Old Business

- Update of Governing Documents (Sandy) – 2nd Review of Procedures 3.04, 3.05, 4.01, 4.02, 4.06, 4.07, 9.01

8. New Business

- Request from ACC to apply fine for not completing an ACC application prior to replacing roof. Held hearing with residents.
- Update of Governing Documents (Sandy) – 1st Review of Procedure 4.08

9. Announcement of Next Meeting

- Monthly Board of Directors Meeting, May 21, 2024

10. Adjournment

Attachments:

- Minutes from February 20, 2023 Monthly Board Meeting.
- Procedure 3.04, Payment of Assessment Fees (for 2nd review)
- Procedure 3.05, Transfer and Administrative Fees (for 2nd review)
- Procedure 4.01, Landscape Modification including Xeriscaping (for 2nd review)
- Procedure 4.02, Irrigation Systems (for 2nd review)
- Procedure 4.06, Resident Estate Sales (for 2nd review)
- Procedure 4.07, Resident Garage Sales (for 2nd review)
- Procedure 9.01, RV/Boat Storage Lot (for 2nd review)
- Procedure 4.08, Leasing Rules