

Gardens of Oak Hollow HOA

Board Meeting Minutes

February 6, 2023

Meeting was called to order by President, Suzanne Shive, at 6:00PM at the home of Judy Hinnant.

Board members present were: Bart Baker, Zane Chalfant, Donna Fritsch, Frances Menjivar, Judy Hinnant, Gordon Chase, Louisa Adams, Terry Hill, and Lynn Gilbert. Carita DeVilbiss, as publisher of the Gardens of Oak Hollow (GOH) Newsletter, also attended.

Topics Presented/Discussed:

Suzanne:

1. The Brook Hollow library is not available for the March 13th annual meeting. Suzanne will find another location nearby, i.e., Faith Lutheran Church is a possibility.
2. The Spring Fling which is April 16th will be at Shadow Park South cul de sac. Attendees are requested to bring an appetizer and/or a dessert, plus their own drink.
3. Entrance: Bart recently installed a LED light in a tree slightly behind the front sign. He adjusted the light so it will not shine too brightly in Frances' yard. As a result, she is happy with the light. Bart said several people have mentioned to him that when driving at night you cannot see the GOH entrance until you are right on it. He installed a reflector, but it did not help. He suggested that the white Christmas lights on one or two of the front trees be turned on. The board agreed. In addition, the possibility of adding a light of some kind at the other end of the front commons had been brought up to him. The board voted NO – 4 to 3.
4. Block Captains. Reminded to submit any changes applicable to their specific street to Don Rouse prior to the March 13th meeting.
5. Board. Everyone please encourage your neighbors to run for a Home Owners Association (HOA) office. Advise anyone wanting to run for an office to submit their desire to any board member by February 20th. Donna needs to begin preparing election ballot. Also, post meeting date and location on a sign at the entrance no later than February 27th.
6. The HOA received a letter from the City of San Antonio through Bryan Naylor of John Courage's office (our city councilman) indicating the City is attempting to put the responsibility of property maintenance (including trees) on Jones Maltsberger on the property owners and/or the HOA. This morning Suzanne discussed the situation with our attorney, Tom Newton. Once he reviews the letter he will suggest appropriate action to be taken. Gordon Chace and Bart have been working with

John Courages' office the past few months and were hopeful the situation had been resolved.

7. In May 2021 an Adopt a Common program was created by the previous board. The program has not worked out as hoped. Suzanne proposed the program be cancelled. The Board agreed. At a later date the Board will discuss and develop a new program. If the drought continues in 2023 we will need to solicit volunteers to hand water some of the commons, mainly the entrance commons.
8. Early in this Board's tenure how to handle old violations of our Covenants and Restrictions were discussed. Some these violations have been presented to the Board again. Some violations are 10 to 20 years old. Tom Newton, our attorney, advised that there is a four years statute of limitations on such violations. If the HOA does not file suit within 4 years once the violation occurs there is nothing the HOA can do because the homeowner now has legal standing and suit would be difficult to win.

Suzanne said she had heard in the past that anyone or several people in the GOH can send a letter of complaint to anyone they feel has a covenant/restriction violation and they could even place a lien on the property. This is INCORRECT. Our attorney stated that a lien cannot be filed on anyone's property, unless there are monies owed the HOA. First a law suit must be files and won.

Suzanne suggested letters be sent to homeowners with violations, i.e., wrong house or fence paint colors, and ask them to come into compliance the next time they painted their house, etc. Trash cans in the alley are also a violation. The entire Board concurred with trash cans being visible in the alley, as long as, neatly situated next to the house not in the alley. To change the covenant/restrictions regarding the trash cans requires 75% approval of the GOH (one vote per house). Gordon Chace will prepare wording for the potential covenant/restrictions change.

9. Frances is going to work with the Design/Review Committee to develop a range of acceptable house colors.
10. The entire Board is being asked to help collect dues this year. They are also asked to help Zane collect dues after late payment notification letters are sent to those who still haven't paid.
11. March 13th is the annual GOH meeting. What topics should be discussed: 1) probability of raising dues by \$25 next year; 2) request money to establish a fund for legal fees.

Meeting was adjourned at 7:30PM

Donna Fritsch

Secretary