Lakeview Ranch Homeowners Association, Inc.
14603 Huebner Rd., Building 40
San Antonio, TX 78230
Annual Membership Meeting – January 18, 2018 - Minutes

Location:
John Glenn Elementary, 7284 FM 1628, SA TX 78263

Board Members Present:
Denise Wickam, Andrew A. Micknicz, Dennis Lamm

Board Members Absent:
None

Management Company Representatives:
Rodney Herrera, Matthew Holbrook, DAMC

Call To Order:
Dennis called the meeting to order at 7:00 pm

Quorum:
Rodney Herrera verified a quorum was met with 8 property owners in attendance and 2 owners represented by proxy.

Minutes:
The March 14, 2017 Annual Meeting Minutes were read. A motion was made and seconded to approve the minutes as corrected. The motion carried unanimously. The 2016 annual meeting minutes were not approved in the 2017 meeting because quorum was not met. The 2016 minutes will need to be approved during the next meeting.

Old Business:
Denise Wickam discussed the current financial statement. She mentioned the need for the increase in assessments was to offset the deficit in operational spending. Cutbacks were also made in landscaping on the current budget.

New Business:
Floor opened for nominations to elect one new board member. Terry Chiles nominated himself to be considered for the open board position. The membership accepted his sole nomination and elected Terry Chiles as the new board member without a secret ballot vote.

Open Discussion Items:

Assessment invoices were sent out for 2018 with two amounts on the invoice. One amount was for the old assessment amount, and one amount was for the new assessment amount. Rodney apologized for the conflicting information that was sent out and he ensured the membership that a corrected invoice would be sent out to homeowners.

A lengthy conversation regarding implementing fines for noncompliance of DCCR restrictions and ACC violations took place. Membership is concerned with the number of residents that are building and changing the exterior of their properties without ACC approval. They fear, without consequence, that homeowners will continue to disregard the ACC process and make improvements to their homes that negatively reflects on other homes in the HOA. Fining by the HOA is not currently outlined in the DCCR and the HOA would have to amend the DCCR to make fining a consequence for noncompliance.
Rodney Herrera explained to the membership, to gain compliance with homeowners who violate the DCCR is a process. Violators could be escalated by referral to the HOA attorney, but the HOA lacks the funds to pursue a legal case against any homeowner who is in constant violation. The HOA would need to become more financially stable before pursuing violators at this level. Rodney strongly encouraged all homeowners to take pride and promote pride in their neighborhood and continue to follow the DCCR and the ACC approval process. Improvements to homes in the HOA, without ACC approval, could result in problems when residents attempt to sell their homes. Rodney mentioned several options the HOA could take to save money so they could potentially pursue future legal actions for homeowners that are in violation.
Membership is concerned about homeowners not paying assessments due to the lack of confidence they have in the violation enforcement of the HOA Board of Directors. Rodney Herrera encouraged the membership to continue to pay their assessments regardless of the actions of other residents in the HOA.

A lengthy conversation was had about “Grandfathering” current shed architecture. Grandfathering, or more correctly known as a “variance” doesn’t exist under the current DCCR and all requests for changes needs to be sent through the ACC committee for approval.

Cluster mailbox conditions were discussed in length. Packages are being lost, stolen, or misplaced from a broken lockbox. Calls were made by the homeowners to the Post Office about the situation with the community mailboxes and no changes or solutions have been noticed or provided by the Post Office.

Comments were made about the successful Christmas program. Membership was pleased with the successful turn out.

Adjournment:
With no further questions, the meeting was adjourned at 7:43 p.m.

Respectfully Submitted
Matthew Holbrook