Lakeview Ranch Homeowners Association, Inc.
14603 Huebner Rd., Building 40
San Antonio, TX 78230
Annual Membership Meeting – January 17, 2019 – Minutes

Location:
St. Anthony's Catholic Church, 16505 Kilowatt Rd. Elmendorf, TX 78112

Board Members Present:
Denise Wickam, Terry Chiles, 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 6 property owners in attendance and 3 owners represented by proxy.

Minutes:
The 2016 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 2018 minutes were read, there was a change requested on the spelling of Denise Wickam's last name, should be Wickam not Wickhman. A motion was made and a second to pass the 2018 minutes with the change correcting the spelling of Denise's name. The motion carried unanimously.

Old Business:
Terry explained why the assessments were raised by 4.99% (14.17). He explained that it was due mainly because for landscaping. He also let the homeowners know he negotiated with the landscaping to charge 175.00 every time he comes out instead of 200.00. He thanked DAMC for all of our help. He spoke about NNO and what a great turn out the neighborhood had last year.

New Business:

Floor opened for nominations to elect one new board member. Sherri Jermier nominated herself to be considered for the open board position. The membership accepted her sole nomination and elected Sherri Jermier as the new board member without a secret ballot vote.

Open Discussion Items:

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.

Terry 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.

Homeowner asked if they could look into a fining policy.

Homeowner brought up fences that face the road and were told they were owned by the HOA. Terry informed them this was incorrect, it is the homeowners responsibility.

There was a discussion on getting more people involved in the association.

Adjournment:

With no further questions, the meeting was adjourned at 7:51p.m.

Respectfully Submitted
Kacee Hurt