Diamond Association Management & Consulting
"We Manage Your Community"

DAMC

Lakeview Ranch Homeowners Association, Inc.
6391 De Zavala Rd., Suite 223D
San Antonio, Texas 78249

Annual Membership Meeting – January 15, 2014 - Minutes

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

Board Members Present:
None Elected Yet

Board Members Absent:
None Elected Yet

Management Company Representatives:
Rodney Herrera, Ashley Hinson, DAMC

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

Quorum:
A post review of the sign in sheet showed 19 property owners were present and that a quorum was met.

Minutes:
This was the first meeting for Lakeview Ranch, therefore there were no minutes to review or approve.

Management Report:
Rodney with DAMC briefed the homeowners on what DAMC does for the community.
He explained how the voting and election procedures work. He also explained the ACC Committee and how it is its own entity. DAMC strictly enforces the Covenants of the HOA. Rodney explained that the ACC Committee is very important and are the ones to make decisions on modifications to the homeowner's properties. He explained how important the BOD is and that it is completely voluntary. He explained that once the BOD was voted in, they would be the decision makers.

New Business:

The entire Board of Director's needed to be elected. There were 5 candidate profiles submitted. Rodney gave each candidate a few minutes to speak about themselves and why they would be good as a Board member. Gregory Bommer submitted a candidate profile but he was not present at the meeting. Denise Campbell stood and spoke as to why she would be a good fit for the BOD. Dennis Lamm spoke next and expressed his interest in the neighborhood and HOA because his house was the first one in the neighborhood. Gilbert Onofre spoke next about his excitement for the HOA and dedication to keeping the neighborhood beautified. Mark O'Toole spoke last expressing his interest in keeping up the neighborhood.

Rodney opened the floor to nominations. There were none. The floor was closed. The election was held with the names on the ballots. After the ballots were counted the results were as follows: Dennis Lamm received 16 votes. Mark O'Toole received 15 votes. There was a tie for the 3rd position. Both Denise Campbell and Gilbert Onofre received 12 votes. At that point, Rodney suggested that the two that were tied for 3rd place leave the room so that the homeowner's could revote between the two remaining candidates. Denise Campbell received the majority of the votes. Therefore, Denise Campbell became the 3rd BOD.

The new Board of Directors for the Lakeview Ranch Homeowner's Association are as follows: Mark O'Toole received a 2 year term (post meeting he was appointed President), Dennis Lamm received a 3 year term (post meeting he was appointed Treasurer), Denise Campbell received a 1 year term (post meeting she was appointed Secretary). The terms for the BOD are to be staggered across a 3 year period so subsequent annual meetings the Association will elect one Board Member for a 3 year term.

Open Discussion Items:

Open discussion was handled throughout the meeting, but will be summarized in this section.

1. A homeowner asked if the dues were set to be increased. The answer was not at this time.
2. A few homeowners proceeded to ask if there were going to be any changes or improvements coming to the neighborhood anytime soon.
3. A homeowner expressed concern with the poor lighting throughout the subdivision
4. A homeowner had an issue with solicitation in the neighborhood. Rodney explained that they cannot technically keep people off of public streets, but they can surely ask them to leave their personal property.
5. A homeowner asked if there was going to be an improvement in the landscaping in the common areas. They stated the fence line looks terrible as well as the front of the neighborhood.
6. A homeowner was concerned with loud music in the neighborhood. It was suggested to call the police and report it to DAMC.
7. A homeowner asked if the BOD will have access to all of the books for the HOA. Rodney explained that he would be getting the budget to the new BOD, and the BOD will make necessary

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decisions. The Association has a record production policy that would also be followed. If an owner wants to see a financial statement, they could email and DAMC will email them the financial statement in question.
8. Multiple homeowners are requesting that the "Inland" Signs be taken down that are all over the area. Rodney stated that he would get with Mr. Bill Inland because he knows him and try to get that done.
9. Rodney explained to the BOD and the homeowner's that the HOA is going to need insurance and liability.
10. The new BOD wanted to know if the developer was going to do anything else before he left the Association.

Adjournment:

With no further questions, the meeting was adjourned at 7:36 p.m.

Respectfully Submitted
Rodney Herrera
Registered Agent on behalf of the Secretary of L.R. Lakeview Ranch Association, Inc.

_____ _____
Secretary Date

The above Signature validate that the Minutes were approved as written. The absence of a signature on these, prior, or future Minutes do not invalidate these or those Minutes.

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