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Schertz Library  
798 Schertz Pkwy  
Schertz, TX 78154

**BOARD MEETING MINUTES**  
**April 9, 2018**

**1. Call to Order: 6:10 P.M.**

- Board Members Present:  
Victoria Readmour  
Sandra Stahl  
Bobby Jones  
Dana Martin
- Spectrum Association Management:  
Community Manager Sheila Stephens was not present at this meeting.
- One homeowner in attendance.

**2. Approval of Previous Board Meeting Minutes**

- Board reviewed the meetings from October 11, 2017 and March 12, 2018. The meeting minutes were approved as they stand with no changes.

**3. Financial Review:**

- The board members present reviewed the balance sheet and income statement for February 2018. No issues were brought forth.

**4. Business Review:**

- a. **Annual Meeting** – May 14, 2018. The Board members attending confirmed that they would be attending the meeting. The board decided to provide refreshments at the meeting.
- b. The board would like to present our accomplishments at the annual HOA meeting, as follows:
  - A.) Easter Egg Hunt 2017
  - B.) Resolutions to “PitPads”
  - C.) Working towards Consistency with Violations
  - D.) Uploaded Procedures for Locating your DCC&R’s On Line
  - E.) National Night Out 2017 Success
  - F.) Yard of the Month Contests
  - G.) Holiday Lighting Contests

- H.) Progress on DCCR updates
  - I.) Update on Spectrum Lite versus full - fee structure
  - J.) In Progress - Receiving Competitive Bids from other HOA Management Companies or Representatives
  - K.) Legal Contract Updates
  - L.) Insurance Updates
- c. **The Board would also like to include the following on the 2018 annual agenda:**
- A.) Neighborhood Participation in Voting for Yard of the Month and Christmas Lighting
  - B.) Neighborhood Participation on HOA Activity Committees
  - C.) Board Roles and Votes for new members. Sandra has volunteered to replace Richard Tuley as the Boards Secretary
  - D.) Present the HOA Boards Meeting Schedule for 2018
- d. **Proposed changes to DCCRs** - The HOA proposal letter to revise DCC&R's, Bylaws and Articles was reviewed with additions and modifications suggested. A question was brought forth asking about options for a simple majority vote on allowed HOA items versus the 2/3rd's vote required to change DCC&R's. The board needs clarity as to any voting options.
- e. **National Night Out** - The board voted to host a neighborhood BBQ in conjunction with the City's National Night out in 2018.
- A recommendation was made in tonight's meeting for board members, who haven't yet, to tour Spectrum. In addition, each board member is to select a competitive management company to solicit an RFP so that we can insure due diligence on the part of the board and compare service offerings. Each board member should communicate to the board what company they are researching to avoid duplicate work.
- f. **Website Update** - The 4 attending board members voted and approved the document instructing homeowners how to locate which covenants apply to their address. Community Manager Sheila Stephens was tasked with adding this document to the website.
- g. **Covenant Amendments** – Since the Board is in the process of aggregating input on the covenants and the associated letter to homeowners, this effort has been extended with a new due date of September 2018.

5. **Open Forum- Homeowner Q&A:**

- a. The floor was opened to input from the membership.

- A.) HOA Homeowner suggestion for HOA Community Website (for example, DAMC at Rockwell Ranch)
- B.) Homeowner request for clarity when late fees are charged to accounts.
- C.) Homeowner request to announce free option to download the DCC&R's versus \$260 thru Title company.

**6. Adjournment: 7:45 pm**