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Schertz Library  
798 Schertz Pkwy  
Schertz, TX 78154

**BOARD MEETING MINUTES**  
**January 8, 2019**

**1. Call to Order: 6:30 P.M.**

- Board Members Present:  
Bobby Jones  
Elizabeth Mays  
Edward Fair  
Victoria Readnour  
Sandra Stahl
- Spectrum Association Management:  
Community Manager Sheila Stephens

**2. Open Forum** - Open forum was moved up on the agenda to accommodate the homeowner that attended the meeting. The homeowner had questions regarding violation enforcement in the community and neighbor to neighbor disputes. The homeowner was advised on how to report complaints or observed violations in the community to Spectrum by going to [www.spectrumam.com](http://www.spectrumam.com).

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

- Board unanimously approved the meeting minutes from the December 10, 2018 Board Meeting.

**4. Financial Review:**

- The Board reviewed the balance sheet and income statements from December 2018.

- A.) Bank Balances as of December 10, 2018
  - 1.) RFBCU Operating: \$337.99
  - 2.) RFBCU Money Market: \$9015.70
  - 3.) RFBCU Savings: \$5.03
  - 4.) RFBCU CD #8643 (5/15/19): \$5,451.27
  - 5.) RFBCU CD #8661 (5/14/18): \$5,648.42
  - 6.) Greenbank Operating: \$7,036.17

## **5. Business Review:**

- a. The proposal to update and change the DCCR's (Declaration of Covenants, Conditions, and Restrictions) for the association was discussed. The Board approved setting up a committee to compile and finalize DCCR change proposal to include unifying all units of the HOA under one set of documents, enhancing the level of violation enforcement, usage of City of Schertz Code Compliance, and revised ACC procedures. The committee would be working with the HOA's attorney to amend the association's governing documents. Members of this community are Bobby Jones, Sandra Stahl, and Victoria Readnour. Ms. Stephens proposed that due to the high quorum requirement of the community needed to make changes to the governing documents, that the HOA use online voting to increase participation in the process by the community. Ms. Stephens would provide to the Board data showing, how much of the community has registered emails with Spectrum. The purpose this data would be to determine if online voting would be a feasible expense for this topic.
- b. Storage Unit – The board discussed looking for a new storage unit to store the HOA's special event items. No decisions on this item were made at the meeting and discussion was tabled to the next meeting.
- c. 2019 Holiday Decorating Contest - The board discussed changes in procedure for how this event will be handled in December 2019. No decisions were made at the meeting and discussion was tabled until July 2019.

## **6. 2019 Meeting Dates:**

- a. Board Meeting – February 12, 2019 at 6:00 p.m.

## **7. Executive Session:** No homeowners were present and at 7:00 p.m. the board entered Executive Session.

- a. The violation report and the aging report were reviewed. No actions were taken.

## **8. Adjournment: 7:40 pm**