



Schertz Library
798 Schertz Pkwy
Schertz, TX 78154

**BOARD MEETING MINUTES
September 10, 2018**

1. Call to Order: 6:13 P.M.

- Board Members Present:
Bobby Jones
Dana Martin
Edward Fair
Victoria Readnour
- Spectrum Association Management:
Community Manager Sheila Stephens

2. Approval of Previous Board Meeting Minutes

- Board unanimously approved the meeting minutes from the April 9, 2018 and May 14, 2018 Board Meetings.

3. Financial Review:

- The Board reviewed the balance sheet and income statements for August 2018. All questions posed by the board and the two homeowners that were present were answered by Ms. Stephens.

4. Business Review:

- a. The Board of Directors reviewed the 2019 budget proposal, that was presented by Ms. Stephens. After much discussion, the Board approved the proposal as presented with no changes and no assessment increase.
- b. Ms. Readnour and Mr. Jones discussed their proposal to review the HOA's CCR's to have them updated to redact any outdated verbiage and to change them to give the HOA the ability to establish a fining policy, to address ongoing homeowner violation issues in the community. Ms. Stephens reminded the Board that this initiative would require the approval of 67% of the community in a special meeting called for this reason, to move forward with this initiative. Mr. Fair and Mr. Martin voiced their objection to this initiative citing lack of homeowner response, cost, poor return on investment as justification for their objections. Further discussion of this topic was tabled for later discussion by the Board.

5. Open Forum- Homeowner Q&A:

- a. The floor was opened to questions from the membership.
- b. One homeowner thanked the Board of Directors for their contribution and dedication to serving the community. Posed a question regarding trespassing. Trespassing is a civil and criminal issue best addressed by calling law enforcement. All other questions regarding this matter were answered to the satisfaction of the homeowner.

6. Executive Session: Homeowners were released at 7:15 p.m. The board entered Executive Session.

- a. The violation report and the aging report was reviewed.
 - A.) One account was approved to be sent to legal for collection action.

7. Next Meeting Date: October 8, 2018

8. Adjournment: 7:28 pm