

Hunters Creek North Homeowners Association Monthly Meeting

Date: Wed. February 17, 2016

Location: 13147 Hunters Brook (Nield residence)

The February meeting of the Hunters Creek North Homeowners Association was called to order at 7:08PM by President Linda Lopez-George.

Board members present; Linda Lopez-George, Chuck Bowen, Ed and Norma Hade and Don Nield.

Absent: Dave LaBadie

Residents: Dan Heinchon and Patricia Nield

The meeting minutes of January 13,, 2016 were reviewed. Motion was made to accept the minutes by Chuck and seconded by Ed. **Approved**

President's Report

Linda advised that Dave LaBadie worked with the board's legal counsel to complete the required documents to effect the name change approved at the Annual Meeting. The document changing our official name to Hunters Creek North Homeowners Association was filed with Bexar County. The name change was a recommendation of the taskforce working on the Bylaws and Deed Restrictions to better reflect that the organization is a direct extension of the homeowners themselves.

In response to a homeowner's inquiry, Linda contacted Skyway Towers and Councilmember Nirenberg on the status of the cell tower. It was reported that none of the cellular wireless carriers have activated cell coverage connectivity. Verizon is the closest to activation. AT&T is projecting 2017 as its activation timeline.

With the consent of the board, discussion of the charrette held with QFS&TC and Park Forest NA was suspended to follow the committee reports.

Treasurer's Report:

Chuck reviewed the budget and balance sheet for January and thru mid-February highlighting collection of annual dues were tracking slightly less than prior year, probably attributable to a delay as the new electronic invoice statement was prepared. Chuck described how the use of Quick Books online, e-check, and PayPal, have been a positive addition to our financial management protocols.

Chuck met with Bonnie Urbanek to obtain the googlegroups distribution list. With the addition of MailChimp to implement the electronic invoice statement, maintaining googlegroups for communication will be reviewed and a recommendation will be presented at a future meeting.

Chuck discussed how the Bylaws allow the board to adopt by resolution the checks process. In an effort to create sustainable processes for volunteer board members, Chuck explained how using Chase Bank

feature for payment of approved expenditures, would simplify the current two signature requirement for traditional check. The checks and balances in place to insure fiduciary responsibility will not be compromised. Chuck made a motion to allow Chase online vendor bill payment service. The motion was seconded by Don. **Approved**

Committees Reports:

Beautification & Landscaping.

The agenda summarized the activity led by Ted over the past month. On behalf of Ted, Linda shared that bids for new plantings will be initiated first week of March with the goal to have the project completed in early spring.

Architectural Control Committee.-No requests for review/approval submitted.

Linda shared on behalf of Dave that the final draft of Bylaws and covenants documents are near completion by Scott Mullin. It is anticipated that the final draft will be distributed to the board prior to the next meeting. To insure readability and accuracy, several homeowners will be asked to review the Task Force's final draft before it is made available to all homeowners.

Hospitality.

Ed and Norma reported that they met with two new homeowners (Thomson and Rodriguez/Gurtiza). Email communication has been sent to the other new homeowners (Yanover and Myers) and a visit will be scheduled as soon as the residents provide dates available to meet.

Ed and Norma discussed with Officer Beilstein having magnetic signs affixed to his vehicle while patrolling. Officer Beilstein shared that clandestine surveillance in an unmarked vehicle was more effective in monitoring unlawful activity. The board agreed to follow Officer Beilstein's recommendation and defer ordering the signs.

Unfinished Business: The board summarized the ideas generated at the charrette and expressed concern that the three board members from PFNA confirmed to attend did not show up. After discussion on next steps, the consensus was to schedule a meeting between the President and Vice President of HCN HOA and PFNA. The main purpose of the meeting is to share the need to create a new paradigm that will address the continuing decline of the facilities due to inadequate funding and low participation on the board of both Managing Members are responsible for maintaining to insure the safety and enjoyment of the homeowners.

The meeting was adjourned at 8:42PM

Next Meeting: March 9, 2016 at the home of Dave LaBadie