

Minutes - Executive Board 17 September 2019

Board Members present: Michelle Porter, Gayla Wilson and Jesse Arenivas. Darryl Grohman was unable to attend.

Kyse Representative: Oscar Gordon

Please see the Sign-In sheet for Home Owners in attendance. (email addresses were added to the sign-in sheet to increase communication, allow for follow-up from the meeting for those in attendance and allow an update to the Carolina Crossing South (CCS) HOA Directory.

Meeting started at 1829.

DISCUSSION POINTS:

Agenda Items:

- Oscar provided the Financial update for the HOA to include budget and income status, account status, delinquencies, Major expenses for September (Tree trimming, irrigation system). Please see information on financials provided by Kyse Management.

- Question (Q): Who completes the yearly audit? Answer (A): Armstrong Vaughn and Associates

- Oscar identified the Gate Operating System's Phone System as an urgent issue as our phone system is obsolete and he is no longer able to obtain parts. Since the Gate Management was upgraded 5 years ago, the physical functioning of the gate is not usually a problem. The current phone system requires a landline that costs the HOA about \$100/mo; Oscar is no longer able to add numbers or new remotes to the system as it is at maximum capacity. He requested board approval to move to a new phone system. Several of the other HOAs he oversees have already switched. Details: New system would use a cell phone connection reducing the monthly cost to ~\$39/mo; Upgrade cost: \$8,000-9,000; It will take approximately 6 hours to upgrade and a technician will be on-site during that time so no impact in the ability to access the subdivision; Residents will keep their remotes - the system will be updated with the remote and code information; In order for residents to call the gate, they need a 210 area code, however, the gate can call any area code. Q: Can the gate call cell phone or are landlines still needed? A: The gate can call cell phones; home landlines are NOT required for the gate. Q: Will the residents get new remotes? A: No, the same remotes will be used; they are compatible; the system will be programmed to accept signal from the current remotes. Q: How do residents change their contact information, name, etc in the gate's phone system? A: Call Cheryl (Oscar's assistant) at Kyse Management (210-344-2222). The Board unanimously approved the new phone system for the gate.

- National Night Out: There will be two groups for National Night Out on 1 October in the CCS subdivision. Robert Zapata is organizing the one on Hamilton Place and Michelle Porter is organizing for Saratoga. Gayla will register with the city. Q: Why can't we have a community-wide event? We used to block off Saratoga and have BBQs. A: We can. However, due to the short-time window smaller groups to start was recommended. This is the first step in trying to launch a more cohesive community. Possibly a Spring event?

- Community Garage Sale 12 October. Q: Why isn't the date the same, such as the first Saturday of October and April? A: The Sale date is based in part on the Schertz Rubbage drop-off weeks to allow residents to dispose of what they do not sell. Since that date changes, so does the Community Garage Sale. Note: It was also identified that the community is more aware of the upcoming garage sale since the sign was upgraded from the Spring (water kept damaging the sign) and the sign was placed much further in advance.

- Christmas Committee: requested a volunteer to lead the Christmas decorating committee. No volunteers received. Michelle agreed to lead again this Christmas. It was noted that the decorations

Minutes - Executive Board 17 September 2019

used last year were in need of replacement. The wreaths are still in good condition (one resident noted they liked the wreaths on the "O"s of Carolina Crossing) but the lights and other side decorations should be replaced. Two residents volunteered strings of lights (multi-colored, small). Residents agreed they liked the crossed candy cane style but the snowman faces were not the desired look. Michelle will start looking for decorations. Volunteers to help decorate would be appreciated. Decorations will be placed on the Saturday after Thanksgiving, around 1000 in the morning.

- The Bulletin Board on the inside of the exit gate needs replacing. It was noted we are currently seeking a carpenter interested in the task. More to follow.

Home Owner Items:

- Why isn't the stone wall being cleaned like the other's on Schertz Parkway? Per Oscar, the bid is on his desk to go out.

- Why doesn't CCS have a website? When the prior board member that managed the website left, access was lost. Both the board and Oscar are aware of the issue. A resident asked why we didn't just use Facebook. Several residents stated they didn't have FaceBook. However, while FaceBook is a good communication tool, it doesn't facilitate placement of minutes, bylaws, forms, etc.

- This statement brought up that all minutes should be posted to the website for the Homeowners to see. The Board is unable to post minutes until the website is available. A resident identified that the Board Meeting that occurred on the 9th of September was not publicized and should not have occurred and where were the minutes for that meeting? Oscar identified that he had not been present nor invited to that meeting but he assumed it was an opportunity for the board to try to build a working relationship. There are very limited reasons that the board can meet without advertisement to the community - usually related to specific financial reasons which are identified in the bylaws.

- The minutes can be emailed out once approved by the board members until the website is functional.

- When will the front fence be stained? What is the plan? That can be looked at by the board.

- Zero Landscaping along Savannah: Why are we still watering along Savannah as it impacts the fence, costs us money, etc. There is only one bike lane (On the opposite side). If the city put in a bike lane against the CCS side of the street (Savannah) it may result in zero landscaping which would eliminate the need to water outside the entrance area. The lack of a bike lane on the CCS side creates a safety hazard with the volume of kids on the sidewalk to and from school and forces some into the street. A resident identified that the city has discussed a second bike lane for years with no result. Need turnout at the Schertz City Council meeting to strengthen the point.

Main Gate Safety: Multiple parents picking up their children in our entrance and exit areas in front of the gate. This is also impacting the ability to access the subdivision around these times. What is our liability? Per Oscar our liability is not increased. We could paint the curb red (no parking) or place signs but that will devalue and detract from our subdivision and not what we want to do. We could also hire off-duty police but that would be costly and not long-term. Gayla has already posted to the school district site requesting parent not park in our entrance/exit to pick up their kids. We can work with the Wilder Intermediate school and the Schertz School Liaison police officers to see if we can impact that way. More to follow.

- A resident noted that there is cracking of the cement around the gate track. Oscar will take a look.

- A resident is having issue with a non-resident entering the subdivision and parking their vehicle in front of their home (or the neighbors) and then leaving with someone else. This results in the non-resident vehicle parked there for days. The resident was advised that they should contact the Schertz police.

- No additional business was identified.

Minutes - Executive Board 17 September 2019

Meeting concluded at 1935.

Updates since the meeting:

- Both locations for National Night Out were registered with the city. We are looking for signage for the front area advertising National Night Out for our community.
- The Carpenter approached for an estimate on the bulletin board is not interested. Michelle is approaching another candidate.
- The front gate was monitored on two separate afternoons (18/19 Sept) with no vehicles parked to pick up children at the front gate. One of the vehicles usually at the entrance side was located on Carolina Crossing North's exit curb. We will continue to monitor for a return of the vehicles and address the situation from there.