

May 13, 2025 Board Meeting Minutes

2025 Board Members		Present	Absent
President	Karl Krotzer	X	
Vice President	Tom Kajander	X	
Secretary	Carol Merada	X	
Treasurer	Deborah Howard	X	
Member at Large	Kathy Simmons		X
Member at Large	Stephen Jones		X
Member at Large	Cyndi DeWitt		X
Member at Large	Kim Thompson	X	
Member at Large	Jim Ruffing	X	

Establishment of Quorum – Yes

Call to Order - 7:01 PM

Attendance

Mike Merada, Keith Markuson, Patricia Markuson, Bill Nicholson, Pat Nicholson, Kathy Krotzer, and Jessica Cejka.

President

Karl welcomed all attendees. We had a very successful opening for the pool. Discussed this meeting's agenda.

The April 2025 Minutes need to be approved

Secretary

Kim moved to approve the April 2025 Minutes and Tom seconded (after correction). The Minutes were approved by all POA Board members present.

Action:

April 2025 Minutes were approved.

Financial

Discussed monies in the account. Discussed expenses, including pool service and key costs.

Maintenance

Pool area.

The breezeway bathroom lights are repaired and go on and off automatically from dusk to dawn. The security cameras are working.

Irene property.

There was discussion regarding the Irene property easement. Jessica, the spouse of Grantor of the easement, wants to keep it natural.

Karl stated that we need a safe walkway for residents to access the property. The POA had sidewalk/stairs access to the property in the past. The POA's proposal is for a 5' wide stained concrete walkway, with caliche on the side of the remainder of the easement (7" wide) to match the stained concrete. A handrail would be later added by a different contractor. It was noted that the easement is 12' X 200'.

Karl moved to spend the funds and go forward on the plans. Tom seconded the Motion.

Jessica stated that she wants to have another meeting when she is in town (May 29 – June 7 or 8).

Karl iterated that we must have a paved walkway for safe access. It is better for the future, and also sustainable.

Jessica stated that the parties have to agree, she will not agree to a paved walkway, and it has been appropriate for the POA for 25 years. She has funds for litigation. She stated "We will go after you if you pave." "We will destroy the POA".

Tom said that he would be happy to meet with Jessica when she is in town. Tom stated that things change in 25 years and we must have safe access to the property.

Amenities

We have a good new pool service company and a surface vacuum for the pool. A neighbor, Mike, is assisting with the pool opening and closing.

Architectural Control Committee

The carport addition at 701 Cindy has been completed and appears not to be 15' back.

The build at 1792 Patty in 2020 was approved in 2018.

Discussed the height of the structure at 2874 Colleen and its pending sale.

Social Committee

The opening of the pool was a success.

Old Business

The 1239 Amanda property has been cleaned up and there is no mention of the business, "Done Right Motor Repair" on Facebook.

Kim contacted the Comal County Assistant Engineer's office and they are willing to do a speed study on Amanda.

New Business

The POA has a new password for the email account.

There was discussion regarding speed signs.

There was discussion about a cow at the end of Amanda. Animal Control determined it was safe. It does not follow under deed restrictions.

Meeting Adjourned: 8:05 PM