

## OPNNA BOARD MEETING MINUTES 3/17/2020

PRESENT: Bart Vincent, Patty Wallis, John Brenneman, Manny Villa, Teena Larson, Jack Guerra, Steve Rutledge and Susan Bowman

ABSENT: Jim Mysliwicz

Bart called the meeting to order at 6:45 pm. It was determined we had a quorum.

**MINUTES:** Teena made a motion to approve the minutes, Steve seconded it and January 21, 2020 Minutes were approved

### REPORT OF OFFICERS

**TREASURER:** Teena reported that she had to pay \$106 to renew our P.O. Box leaving a final balance of \$6,819.45

### VICE PRESIDENT:

**E. Sunset:** With both E. Sunset/Broadway corner properties going commercial – Patty reported that there may be 2 more adjacent houses for sale at the end of Broadway and E. Sunset. Right now they are zoned residential R-5. One is already on the market and could be a potential commercial rezoning request. The other home is talking to neighbors about selling. We need to keep an eye on these properties. Patty has a petition signed by numerous neighbors against any commercial rezoning of any property on E. Sunset RD. and to remain entirely R-5 zoning. Bart also received a letter stating that the neighbors were against any rezoning.

Jack volunteered to be proactive and write a cover letter and take it along with the petition to the City of San Antonio Development Services Department.

**327/341 Sunset: Escondida at Sunset:** Susan brought in the City of San Antonio Building Permit documents showing that Mickey Starnes has yet to get the drainage issue approved. There is also a question about a 50 foot setback.

Manny needs the information along with the petition against the development and will take it to Councilman Perry's office.

**Sunset/Tara Alta lot:** Bart heard developer plans to install a street down the middle of the lot and build 3 story houses on either side which is not in character with the neighborhood.

**7127 N Vandiver** – OPNNA received a letter from city development services stating replat at 7127 N Vandiver was approved to divide from one lot into three. One house already exists, 2 more will be built. Teena contacted Case Mgr for this replat and was told OPNNA had no say in this case as it was not a rezoning. Jack expressed concern as there are several large tracks of land in the neighborhood that could be developed the same way. Our Board would prefer to see a lot this size divided into 2 lots instead of 3. Jack will write a letter to the city stating our preference going into the future.

**0 Country Lane:** 1.94 Acres: \$880,000.00; Current zoning is NP-10 and allows 4 houses there: Bart heard from a developer about putting in a high density development on Country Lane next to the Oaks Condos who wants a rezoning to allow 8 homes there; each selling for about \$500,000. This would require a rezoning from NP-10 to something greater. Bart suggested he talk to the neighbors on either side to get their input. Teena and other Board members were against rezoning anything away from NP-8 or NP-10 (Neighborhood Preservation). The NP-8 and 10 replaced R-5, etc many years ago and was implemented in anticipation of developers attracted to our area with desires to build as many properties as possible. In our opinion, this would greatly increase the density of our area with negative impact on the character, traffic, population, etc

**1841 Flamingo Lot Behind Bars on Broadway:** John has been working with the developer. Current zoning allows up to 45 units (apartments or condos). John says neighbors prefer condos and only 20-25 units but DO desire something built there since the vacant lot is a nuisance being used as a parking lot and gathering place for bar patrons. People on Edgemoor worry about drainage issues. Jack suggested the builder talk to the OPNNA Board.

**PUBLIC COMMUNICATIONS:** Wendy did some research on mailing post cards to the Community. She discovered on USPS.COM postage for \$480-\$570. We all thought that price was reasonable for a once

or twice a year postcard mailed to area residents. Wendy also discussed a way to reach residents via text messages. These text messages are free until we reach 150 cell numbers, but thereafter there is a fee to use this system. Wendy suggested we need a central location where contact info for OPNNA residents can be kept and passed on from Board to Board. Wendy suggested a google web page would work. Teena volunteered to try and obtain a list of everyone's address in the community.

**ACTIVITIES:** After much discussion about the 4<sup>th</sup> of July Parade it was decided that Manny and Wendy will co-chair a subcommittee and ask for volunteers to help organize the parade and festivities. Manny felt very strongly that this would be a great opportunity to open it up to the community and to have more volunteers involved with OPNNA.

**Spring Association Meeting Date:** Due to Corona Virus shutdowns, our original Spring Association meeting on April 7 has been postponed to May 14, 2020.

Suggested speakers at the Spring meeting: Councilman Perry; Airport reps; VIA reps;

Jack will let Councilman Perry's office know change of date for the Spring meeting and ask airport reps to attend. Bart will contact VIA reps.

### **NEW BUSINESS**

**Elections:** It was determined that the motion brought up at the Fall Association meeting to change elections from Spring to Fall, did not reach the required two thirds majority to pass therefore it failed. An email vote of the board passed 7 to 3 that we hold elections as usual at the Spring 2020 Association meeting. Teena will be the point of contact for people interested in running for office. Bylaws require names be submitted at least 10 days prior to election, but nominations may also be made from the floor.

So far, people wishing to run for office in Spring 2020 are:

President: Jack Guerra; VP Steve Rutledge; Sec: Susan Bowman; Treas: Lori Tips; Directors at Large: Patty Wallis, Jim Mysliwicz, John Brenneman, Manny Villa and Teena Larson.

**BYLAWS REVIEW:** Wendy & Teena again reviewed the Bylaws and recommend voting on the following change at the Spring Association meeting:

#### **Current Wording:**

Article VII – Amendment – Any amendment of these Bylaws shall be adopted by a two-thirds vote of the Association members present and voting at any general Association meeting or by any special meeting called for the sole purpose of considering amendments to the Bylaws.

#### **Recommended Change:**

Article VII – Amendment

- A) Any proposal for an amendment of these Bylaws shall be submitted in writing to the Board at least thirty (30) days prior to the Fall or Spring General Association meeting for presentation and voting by the Association members at the next Fall or Spring General Association meeting.
- B) Any proposal for an amendment of these Bylaws will be voted on during the New business portion of the Fall or Spring General Association meeting.

As for moving elections from Fall to Spring each year, Wendy suggested prior to voting on the proposed Bylaws change at the Spring meeting, someone make a motion on this topic.

**IF IT PASSES,** it will automatically mandate revising Bylaws to reflect this change.

There being no further business, Bart adjourned the meeting at 9:15 pm. Thanks was given to Teena for hosting our meeting at her lovely home.

Respectfully submitted,  
Susan Bowman  
Secretary

