

April 8, 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 - 7:00 PM

Attendance

Mike Merada, Wanda Morrow, Keith Markuson, Patricia Markuson, Bill Nicholson, Sylvia Buchta, Sherrel Romano, Donald Mckenzie, Darla Mckenzie, and Mary Phillips

President

Karl welcomed all attendees. The Amenity key distribution has begun. Discussed this meeting's agenda.

The March 2025 Minutes need to be approved

Secretary

Karl moved to approve the March 2025 Minutes and Tom seconded. The Minutes were approved by all POA Board members present.

Action:

March 2025 Minutes were approved.

Financial

Discussed monies in the account. We have added the letter to get Tom listed on the Wells Fargo account to the March Minutes.

Maintenance

Discussed the gutters, getting the pool area grass cut, and tree clean up at the Irene property. A Zoom meeting regarding the Irene easement maintenance will take place with the property owner tomorrow.

Amenities

Kim is meeting with a possible new pool company on Wednesday. Debbie proposed getting new picnic tables for the pool and it was agreed for her to purchase three. We can also purchase picnic tables for the Irene property.

A lengthy discussion was held regarding how to open and close the pool area. Kathy may have a lead on folks to open the pool on Sundays and close the pool each evening. Tom moved to approve no more than \$3,000.00 to pay a person per season. Karl seconded.

Action

We will pay up to \$3,000.00 for the season to open the pool on Sunday mornings and close the pool every night.

Architectural Control Committee

The shed for the McKenzies was approved. We have a new request for an addition to 701 Cindy. An improvement at 1792 Patty done approximately 4 years ago needs to go through the process.

It was decided that a construction container is not a permanent fixture and is permitted on property.

Social Committee

We will have a pool party to open the pool.

Old Business

Jim will change passwords this week

It was agreed to pay for the Nest Aware Plus for the yearly camera monitoring for added security.

Tom has been investigating finding a new attorney to file a lawsuit regarding the 1239 Amanda property. The business operating at the address is "Done Right Motor Repair".

Kim has contacted Comal County to get speed control data. The Sheriff's office was not the correct agency.

Bill questioned what was done about signs for noise.

New Business

Discussed a carbon monoxide monitor and fire protection for the clubhouse interior.

Discussed what projects we want to concentrate on next, including updating amenities or carpet squares for the clubhouse.

Meeting Adjourned: 8:36 PM