



September 2021

Board Talk

Alamo Ranch CA Board Talk is published to keep our members informed about actions and discussions made at the monthly Board Meetings. Below are items discussed and actions taken at the September Board of Directors Meeting.

- The Board approved the 2022 Budget for all neighborhoods in Alamo Ranch Community Association.
- The Architectural Review Committee report discussed the homeowner applications that have been processed. The ARC is processing applications in a timely manner. The new committee member, Martha Valiquette, was welcomed by the Committee members and has been actively reviewing applications.
- The Board approved the minutes for the September 1 meeting. The minutes will be posted on the community website once signed.
- The Compliance Standards Coordinator is addressing compliance issues in the neighborhoods regularly; issues addressed include overnight parking, and trashcans, among others. Those in Stage 5 violation are being addressed by official 209 letters and by legal.
- The BoD reviewed and approved the August 2021 Financial Report with the stipulation that the changes to the incorrect coding be corrected.
- The Board has reviewed and approved the 2021 Legislative Policies that will be filed and posted for the ARCA homeowners.
- The kiddie pool reopened in mid-September for the homeowners.
- The Board of Directors voted to accept the bid from Blue Pacific to resurface the large pool this Fall/Winter.
- The Board of Directors voted to accept the proposal to replace the two non-working cameras and switch mechanism in the amenities area.
- The Board of Directors voted to cancel the \$150.00 COVID cleaning fee for the clubhouse rental.
- Sunscape Landscaping is replacing plants at the monuments; they will submit a proposal for Fall plants.
- The tax-exempt 501(c)(4) status is still under review. The Association will check the status with the reviewing entity.
- The Members of the Board have reviewed the decision to change the nighttime street parking timeframe and have updated it to reflect 12 - 5:30 AM rather than the original change of 5:00 AM. Signs will be placed in the gated communities for the parking restrictions.
- The Association Office has received 2 of 3 proposals for speed bump installation; the Board recommended that the speed bumps be 3 feet wide and 3 inches high so that they do not negatively impact vehicles, causing damage. The Association is waiting for the proposal from PaveCon.
- The Board has reached out to the VNAC members to begin the formation of the committee.
- The Board decided that the MPC will reform after the land surveys for the smaller areas are complete.
- The Board met with Bexar County Public Works and Engineering on October 15 to discuss the flooding issues in McMullen Grant; the BC Engineering recommended following the proper channels to help resolve issues.
- The Board has reached out to the land survey companies, Luck Designs, and Mr. Civil to survey the smaller land areas to see what possibilities would best suit those areas for the community.
- The Board of Directors voted to grant permission for the POA to place limestone block benches on certain roads.
- The BoD interviewed two applicants for the Community Manager position. The announcement for the new manager will be sent to all homeowners.
- The Annual Meeting of the Members will be on Wednesday, December 8, 2021, at Cole Elementary. Notice will be sent; the call for Board Candidates will be sent; Proxies and Ballots will be sent.
- The Board voted to add to the ballot to extend the Board by two members, for a total of seven (7) members to be effective immediately once filed.

Board Meetings: The Board of Directors meets monthly. The meetings will take place on the first Wednesday of the month at 6:00 pm. Some meeting dates are subject to change due to holidays or scheduling conflicts. Members of the Association are welcome to join the monthly Board Meetings. Open sessions for residents to ask questions are held at the end of the meeting.

UPCOMING MEETINGS:

November 3; December 1

The Annual Meeting of the Members will be on December 8, 2021.

Monthly Board Meetings are held in person at the Clubhouse and via Zoom Conference Call.