



Board Talk

August 2021

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 July Board of Directors Meeting.

- The Association Office is open to residents. No appointment is necessary.
- The Architectural Review Committee report discussed the homeowner applications that have been processed. The ARC is processing applications in a timely manner.
- The Board of Directors voted to accept Martha Valiquette as the newest member of the ARC.
- The Board approved the minutes for the July 14 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. Courtesy calls are made to the homeowners instead of sending the Courtesy Letter. All other letters are sent by mail. Those in Stage 5 violation are being addressed by official 209 letters and by legal.
- The BoD reviewed and approved the July 2021 Financial Report.
- The kiddie pool resurfacing has been delayed due to materials shortages. The Community Manager assured the members that there are funds for the repairs.
- The sidewalk repair in front of the clubhouse is delayed. The Board of Directors recommended that a timeframe be given by PaveCon or contact other companies for bids.
- The Association has sent out for bids to repair the large pool; Gary Pools will be submitting a bid for the project.
- Preparations for the Summer Bash are in place and ready for Saturday, August 14. Proxies and Absentee Votes are being received from the homeowners.
- Trees have been trimmed in and around the amenities areas.
- Irrigation upgrades are 90% complete.
- Mulch has been installed at the McMullen, DeZavala, Cameron Grants, and Travis Ridge.
- The Association is waiting for rebids to be sent by Luck Design and Mr. Civil for Master Plan Proposals. The Board recommended that if bids are not received, then the Association will reach out to other companies for bids.
- The Board reviewed two bids regarding the flooding issues in McMullen Grant; Freeland Turk Engineering proposed a \$5,000 bid to survey the area for the issues and repairs; Reconstruction Experts has already surveyed the area for free and met with Bexar County regarding the issues. The bid for the work to be done was offered at \$53,000 to start. The Community Manager suggested that the company give a presentation for their findings; the Board recommended that the Association contact Pulte and the county regarding building errors.
- The Speed Bump survey results will be sent to the homeowners in the gated communities. Williams Grant is the only gated community requesting and in need of speed bumps. The other gated communities will not be having them installed.
- The Board of Directors voted to accept the three applicants who applied for the Virtual Neighborhood Committee.
- The Community Manager will have the 2022 budget completed by the end of August and will be scheduling working groups in September for the 2022 budget discussion.
- Changes to the CC&Rs will be made to comply with State Law. The Board of Directors voted to have the law team, RMWBH, make the necessary policy changes. These changes will include religious displays, security, and pandemic issues, among others.
- The Board addressed the wording in the violation courtesy letters regarding parking on the street. The Compliance Coordinator will ask for recommendations from Legal to reword the letter to accommodate for temporary parking and waivers if needed.
- The Board voted to get bids to install a sidewalk connection between Edwards Grant and Lone Star Pkwy for ease of access.
- The Association will address POA issues regarding broken irrigation lines, landscaping and trimming needed in certain areas.

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:

September 1, October 6, November 3;

the date for the Annual Meeting of the Members will be announced at a later date.

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