Country Hollow HOA Meeting

3/16/2023

Homeowners present

Carmen Cruz, Pura Martinez, Lillian Galdeano, Barbara Billingsley, Daniel Billingsley, David Bodker, Deborah Rangel, Evelyn Kusek, Anita Molina, Nirapana Jena, Thorn Robalin, David Bodker, Premila Allaudin, Lance Swanson and Jenny Rakowitz.

Board and Country Hollow staff present

Lance Swanson, Barbara Billingsley, Sylvia Meyer, Raul J

Call to Order

Welcome Lance Swanson

Clarification of HOA Fee Increase

Increase fee due to rising costs. Concern raised regarding the new board creating new budget projections. Why not done yet and article 4 of master deed pointed out by Lillian Galdeano.

Audit of Financials

Kim Roch of Armiez, Vaghn and Associates. Unmodified opinion audit of 2022 financials.

Audit accurate, Replacement fund is positive. Outline for financials is currently based on 2013 expenses. Consideration to get an updated Reserve Study. Industry recommends updating every 3-5 years as study bases projections on current condition of property and current costs for replacement of property.

Voting for 2023 Board

Sylvia Meyer listed those offering service. Kimberly Veselka, David Bodker, Thorn Robalin, Lance Swanson, Lillian Galdeano, Barbara Billingsley, Carmen Cruz and Marco Ortiz.

Lance Swanson has the Floor

- 70 owners currently live on their property.
- Concern that renters are not fully informed of Rules and Regulations, By Laws while being held accountable by owners.
- Question asked to clarify HOA office managers responsibilities.
- Concern that HOA information be provided in English and Spanish. Currently no problems with communication in English for all homeowners.
- Concern about property value.
- Animals in roofs have done significant damage. All buildings to be assessed. Attics in 7,8,9 and 10 have sustained significant damage. A cost of $9,305.00 has been addressed as of 3-15-2023. Feed and water has been recognized as the primary cause of the animals presence. Rules and regulations must be enforced for all residents. Fines will be given to anyone who breaks the rules.
- Concern voiced regarding Rules and Regulations to homeowners upon the announcement of new board.
- Suggestion for website for Country Hollow HOA.
- May 1st will be date All Rules and Regulations will be fully enforced. Any rules broken will result in fines. This can escalate if proper actions is not taken to losing access to ones home. Attorneys have given counsel regarding these guidelines.
- San Antonio Texas has a Leash Law for all dogs. This law will be enforced.
- Please educate yourselves to Federal, State and Local Law.

- Dog refuse must be picked up immediately. The HOA has provided bags for your convenience.
- Secure your cars and property. Theft has increased. Hot hours for thiefs is 4am. The exit gate has been broken 3 times. HOA has increased surveillance cameras from 12 to 21. Discussion is ongoing regarding further action we can take to deter theft.
- Lance Swanson is available to meet in order to discuss concerns and ideas
- The Pool area has Rules that must be followed. Anyone breaking the rules will be fined and penalized. Hours are to be enforced. In the case of glass being in a pool area that is Not Allowed! If anyone leaves glass that harms someone count on a lawsuit. Glassware has never been allowed near or in pool areas!
- The city of SA might allow food and water for feral cats however this will perpetuate our problem with wild animals destroying our property. Please follow the Rules and Regulations regarding feeding animals from your property.
- HOA fees will be collected. By laws will be enforced.
- April 28th community cookout! Gathering begins at the pool at 5pm. BBQ sausage, tortillas, chips and drinks will be served. A wonderful chance to meet neighbors and celebrate. It is Fiesta week!
- Projects that are currently being addressed on the property are carports, parking and door painting. Animal damage in attics.

End of Meeting

Lance Swanson thanks everyone for their participation in this meeting. 3 drawings done giving away gift cards to 3 winners!