

SOCOMA
Board Meeting Minutes
Sept 12, 2016

Meeting called to order at 7:06 p.m.

In attendance:

Board Members - Estevan Munoz- President, Doug Kraus- Vice President, Grace Escobedo- Secretary, Thomas Poe- Member At Large

Accountant- Sherri Kraus, Property Mgr - Sue Lindberg

Visiting Members - Johnnie Escobedo, Peggy Smarkola, Ralph and Gina Cortez, Viviane Wadiche, Don Lindberg, Micah Teich, Linda Ney, Ralph Valera

President introduced Officer Rico with Texas Strike Force for presentation of services. Officer passed out brochures and explained their security services. Texas Strike Force will submit a proposal for the board to consider.

Open Forum

- . Ralph Valera asked if could use common area for school 'garage sale' fundraiser during HOA garage sale. This was approved by board after the meeting on an email vote on a motion to allow the use of the common area by a school sponsored team located in the SOCOMA/SOPOA area for a garage sale fundraising event only during the annual SOCOMA event by a SOCOMA resident for non profit.
- . Vivian Wadiche had questions about upcoming garage sale.
- . Johnnie Escobedo inquired about starting a community garden. it was discussed that one might be considered in back section of common area. He will get more info to present to the board for consideration.
- . Gina Cortez inquired about Quick Books expense shown on our financials. She requested copies of monthly Balance sheets YTD. Sherri will send.
- . Ralph Cortez asked about a comment made at a previous meeting regarding 30K budget for landscaping that had not been utilized. Sherri explained the true balance for landscaping is \$15,200.
- . President introduced and welcomed our new Property Mgr, Sue Lindberg.
- . Ralph Cortez thanked Sue Lindberg for her quick effort in distributing the long awaited pool keys. Ralph commented on the positive reactions of the people using the pool.
- . Micah Teich inquired on a specific area in our community to be used as a bog basin for rice or fish. Micah will get more info to present to the board for consideration.

Minutes

Secretary passed out copies of minutes of the Aug meeting. Reading of the minutes was waived. President requested a correction to the minutes regarding the executive

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session...it will only state that an executive session was called to order. The summary of the outcome will be on this month's minutes.

There was a discussion stemmed by questions from guest members on why the Open Forum was done before Minutes and Reports were read, since guests could not comment on them once Open Forum was done. President explained he had done it in this order to provide Texas Strike Force the time to do its presentation and leave. It was decided that going forward Minutes and Reports will be read after any guest presentation and Open Forum will take place afterwards. Meeting Agenda will be posted on our website 4 days before the meeting and copies of the unapproved Minutes will be available for review before the meeting starts.

Motion to approve the August Minutes passed unanimously.

Managers Report

Sue Lindberg reported that Juan Lopez has been hired as our Maintenance employee and has done a great job and will be saving the HOA money. He has already repaired a sprinkler valve that the HOA would normally have a sprinkler company repair at a much higher cost.

She found that the sprinkler program on the computer is in error and will be troubleshooting to resolve.

There was a greater demand for pool keys than was expected and had to make more. She has received much positive feedback regarding the extended access to the pool. Labor Day Party was a success and everyone had a great time. She thanked Steve Munoz for a great job.

Garage Sale is Oct 1-- signage has been approved by SOPOA and will be placed. Flyers have been distributed for block captains.

Met with Pool Maintenance company--they are checking chemical levels on Tues., Thurs., and Sat. and full maintenance on Tuesdays.

Residents will like to see the pool furniture left out during the extended pool time-- Motion was made by President to leave pool furniture out during the extended pool season- motion was passed unanimously.

Motion to waive guest fees during the extended time period was passed unanimously. Mgr will be driving around to check on covenant violations. Fines cannot be issued on violators.

No security issues.

ACC report- has not received report.

Island on Sutters Rim needs attention. She will follow up with landscaper or maintenance.

Managers Report was approved unanimously.

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Treasurer and Financial Report

Balance Sheet, P&L report, General Ledger were handed out.

Treasurer reports our financials are still looking great primarily due to landscaping improvements that have not been done, reduction of lifeguard expense and the Swim Team had more revenue. Water usage has been lower due to recent rains.

Motion to approve Budget Report was passed unanimously.

At-Large Community Report

Tom Poe, Member At Large thanked Sue for getting flyers distributed. He thanked Viviane for designing the content on the flyer. Sept 21st will meet with volunteers to put together a complete list of all block captains/co-block captains. Sept 28- to meet with all block captains to discuss and organize NNO on Oct 4th. Also will prepare a presentation for board meeting in Oct that will include a "Welcome" package for new residents.

Old Business

President **retracted** a motion from the floor to remove a board member as the result of clarification on last month's executive session.

Recent resignations were filled by Christopher Pritchard for Treasurer, Sue Lindberg for Property Manager and Juan Lopez for Maintenance.

Christopher Pritchard is also Chairman on ACC committee.

Viviane, a member guest asked of ACC committee members were insured. member. President will look into this.

New Business

President would like to replace the deteriorating lattice roofing in the breezeway. Sue will get estimates on various types of covers.

President requests monument repair or replace and preservation....Sue will get bids.

President also requested the board consider replacing a green space next to pool deck at entrance with concrete to increase area for table/chairs and reduce maintenance.

Sue will get estimates.

President would like the metal posts on the kiddie pool to be sandblasted of rust and /or preserved with anti-rust treatment. Sue will get estimates.

President would like the fence crossmember/fence at the basketball court fixed. Sue will see if maintenance can fix or get estimates.

President would like to have a Code of Conduct and Rules of Order meeting for Board and Employees.

Meeting adjourned 8:55 p.m.