

SOCOMA
Board Meeting Minutes
January 9, 2017

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

In attendance:

Board Members - Estevan Munoz- President, Christopher Pritchard- Treasurer, Doug Kraus- Vice President, Grace Escobedo- Secretary, Cindy Neeley- Member At Large
Property Mgr - Sue Lindberg

Visiting Members - Albert and Cleo Perez, Allen and Katherine Barnes, Peggy Smarkola, Ken Ebel, Johnnie Escobedo, Bill Neely, Ralph and Gina Cortez, Kristi Flanagan, Melvin Keilers, Diana Kinlaw, Tom Poe

President, Steve Munoz started the meeting by stating that the only laws that govern SOCOMA HOA is the by-laws that were incorporated when the community was founded and as long as it is not in conflict with laws put forth by the State of Texas.

Doug Kraus, VP made motion to start with Open Forum first so that anyone who would like to discuss or ask a question can do so and can leave if they so wish. Motion was seconded and passed by majority

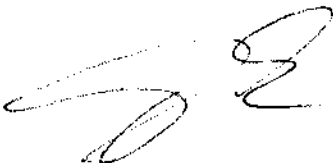
Open Forum

Gina Cortez asked when will our website be updated to be able to review our financials. President will place this under new business for follow up. The President responded that presently our webmaster is Bill Neely.

Bill Neely stated that he is the only one that is able to navigate in our website, but, others could do it too. Grace Escobedo stated others should know how and volunteered to learn. Bill Neely offered to update our website with a sign on format for our members.

Kristi Flanagan brought up that her husband had previously offered to submit a proposal for security patrol, but due to a licensing road block, has referred another police officer for this and will be emailing the Board for additional info for this security detail.

Ralph Cortez recommended that the Board follow Roberts Rules for parliamentary procedures since it's industry standard and it's used and understood everywhere. He suggests that instead of hiring a parliamentarian as the agenda mentions for \$250, the



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board give each member of the board a copy of Roberts Rule. There is a condensed version called Roberts Rules for Dummies.

The Board and the membership can then all be on the same page and have a reference to resolve a parliamentary question or process. He also states that the Rules for Association that Estevan passed out to some HOA members months ago still have not been adopted by the board and have been on the agenda month after month.

Gina Cortez asked where are the contracts that the HOA has with its contractual employees, found? How long are the contracts for? Chris Pritchard responded that the contracts are in effect until the contracted employee or Board terminates the contract. Gina states that if Sherri Kraus is an active contractor as an accountant for the HOA, then Doug Kraus, being the VP and her husband, should recuse from voting on the Annual Budget since that would be a conflict of interest and against the TX Prop Code. Doug Krause responded he disagreed with Gina's comment but would abstain from voting on the approval of the HOA's Annual Budget for the sake of expediency of the meeting.

Chris Pritchard concurred and said Board will comply. He stated he would present a solid financial program that will be approved with one vote.


Bill Neely thanked the board for trying to do what is best for our HOA . He agrees with Mr. Cortez's comments on using Roberts Rules but to keep in mind that this is a small organization and it had been previously run successfully which is reflected on the past 15 yrs of balance sheets.

Bill Neely responded to a question from President Munoz's stating that in the 12 years he has been involved on SOCOMA HOA Board, a narrow version of Roberts Rules were followed informally for the most part, however Roberts Rules was followed more formally when conflicts arose.

Tom Poe stated we should all be be mindful that we are all neighbors and whatever is said or done in the meeting and whether one agrees or disagrees with anyone we will still treat each other as neighbors. We are here for the success of our community. He states Rules of Order for Association Boards would suffice for this HOA.

Diana Kinlaw states that she is a proponent of rules and a civilized society needs rules to function and thrive properly so she hopes the board will adopt Roberts Rules to avoid conflict.

Johnnie Escobedo states that Roberts Rules is an industry standard and has been around for a very long time and hopes they are adopted..
He asked if a more aesthetic looking planting could replace the cactus that is at the front of the median as you drive into Stone Canyon on Vineyard- the cactus gets tall



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and obstructs the view of Stone Oak until it gets trimmed down and it is not very pleasing to look at.

Chris Pritchard asked Johnnie to look into what he would suggest and he will look into it. Johnnie also asked about the area he could use to start a community garden. Once the board lets him know the area, he will start measuring and compiling the cost for such a project.

Mr. Barnes states the Texas Open Meeting Act is what governs meetings of this sort...the States refers to City, the City refer to our By-laws - whatever we choose to do should be in our by-laws---we should have some kind of version of Roberts Rules that is standardized--recommends a parliamentarian should be contracted to draft an abbreviated version of Roberts Rules to cover the most common issues this board may encounter and then have amended into our by-laws. To save costs even more, he suggests the board make the outline then just have a parliamentarian (an expert in this field) to approve or amend. there is a truncated version of Roberts Rules in the Texas Open Meeting Act for Association Meetings

Minutes

Griselda Escobedo, Secretary

There were minor corrections to the unapproved December minutes. Corrected December Minutes were approved unanimously. Reading of the Dec Minutes was waived. Approved Dec Minutes will be posted on SOCOMA website.

Managers Report

Sue Lindberg, Property Manager

General


- Work update the directory. Letters have gone out to the block captains in hopes to have each area checked by phone or direct contact to insure correct information.

Recreation Center/ Pool

- Broken lock on Manager's office and difficult lock/knob on the Pump room replaced.
- Old Texas and American Flags replaced
- Plastic chair bottoms replaced on chairs that were missing parts – parts free thru Lifetime



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Sports Courts

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- Replaced time clock in the Basketball court
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 - Electrical repairs - Replaced broken time clock in the BB court, repaired 4 conduits at the Tennis and Basketball courts, replaced box on Tennis court, replaced broken PVC connector on the BB court
 - Lock on the Tennis court repaired

Landscape and Maintenance

- Richard and Lula Sherman hired to help with maintenance
- Lawn maintenance has been cut back to every other week, Irrigation has been turned off and will be monitored & turned on as deemed necessary.

Covenants

- Fence at 1122 Wooded Knoll that was falling has been removed.
- Basketball goal on 1314 Muleshoe removed
- Numerous covenant letters to go out this week, mainly garbage can visibility and a couple of basketball goals. I see improvement so that's encouraging.
- 17915 Summer Knoll – replacing roof with similar shingles, work is already begun but he was told he still needed to submit application to the manager for approval. Directed to the website.

Security

- Temporary fence repair cut again and repaired. I have been watching and checking courts periodically. A large group of boys were removed from court after entering without key. I spoke with two of the mothers of a boys that were part of that group that live in the neighborhood.
- Work on the all-night security lighting will continue in steps and should be completed by mid- March at the latest. Determined it will need to be manually dug.

Treasurer and Financial Report

Chris Pritchard, Treasurer went over balance sheet and Profit/Loss statements. Chris states our HOA financials are in good shape.



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Outstanding HOA dues are over 5K at this time.

Chris went over 2017 Budget items and indicated several thousand were added to the figures for overages. When asked for the reasoning for the added monies, he replied that the HOA didn't have solid figures for all the items so guesstimates were made. He will have exact figures at the next meetings as projects get completed.

Summary reports of HOA's Capital and Reserve accounts at Edward Jones due on January 15th will be sent to board members for review.

Financial Report was approved unanimously.

Financial reports will be posted on our website once it gets updated to a member sign-on format.

ACC Report

Chris Pritchard, ACC Chair welcomed Mr. Ken Ebel as ACC's newest member.

ACC now has 4 active members.

The ACC resolved a question raised by a resident about another resident replacing a roof (with like) shingles (shingles are against SOCOMA's CCR's). ACC determined this particular home would be grandfathered from following SOCOMA's CCR's regarding roof material, as it was one of several model homes built on that cul-de-sac when area was developed. (this model was to be built in other neighborhoods with different requirements). SOCOMA's CCR's came afterwards. Chris will send the Board the application forms that residents are to use for improvements and will report on the feedback from the Board at the next meeting.

Chris wants to make it as easy as possible for residents to improve their homes.

At-Large Community Report

Cindy Neely, At Large member

Nothing to report.

Old Business

Strike Force proposal for security services. Tabled - pending other proposals forthcoming

C.O.P. program - Cindy Neely - At Large to discuss with community members and Block Captains to get a measure of interest. She will report her findings at the next meeting.


Code of Conduct - Tabled - will take place at a separate meeting TBA

Rules of Order - Tabled - a streamlined version of parliamentary rules will be compiled and presented to the board for adoption to our by-laws due to recent conflicts. Grace put motion to get draft done and present to board within 90 days. Motioned passed by majority. Grace volunteered to work on a draft.

S.A.F.E. Officer - Kristi states if her SAPD husband requests OT to patrol, there is no guarantee he will be assigned to our specific subdivision.



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 2/16/2017
A homeowners shrub maintenance request to the HOA Board on whether it will continue to maintain an area as it has in the past although it is clearly private property. Tabled - Board members will drive by the area and resolve this via email.

New Business

Finalized 2017 Budget presented by Chris Pritchard-Treasurer- motion by Chris to approve - motion passed by majority - Doug Kraus abstained

Grace Escobedo- Secretary presented her appeal. The appeal states her objection to HOA President Munoz's action of taking the HOA Board into an executive session to sway a vote or obtain authority to appoint after a motion died to fill a board vacancy due to a tie vote. Grace's appeal states a tie vote is not a statutory reason to go into an executive session as explained in the Texas Property Code and The Rules for Association that Pres. Munoz has been wanting the HOA to follow, however, not yet adopted. Her appeal requests that the action that HOA Pres. Munoz took to appoint Mrs. Neely with the authority given to him by a majority vote/decision at the closed executive meeting be null and void.

The Board voted on Grace's appeal. The appeal died with a tie vote.

Mrs. Neely stays as At-Large member as appointed.

President voted against the appeal.

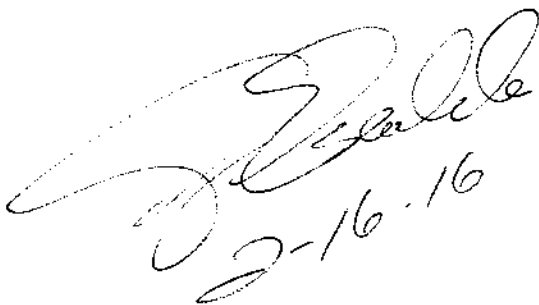
VP voted against the appeal.

Secretary voted for her appeal.

Treasurer voted for the appeal.

Grace and the majority of attendees objected to HOA President's voting on an appeal challenging his own actions. The President, the VP, and the At Large member did not agree and said that since President Munoz is a SOCOMA resident , he has a right to vote on any matter, even challenges to the President.

Meeting adjourned 10:18 p.m.


2-16-16