

Great Northwest Community Improvement Association
Regular Board of Directors' Business Meeting | 6:30 p.m., January 18, 2024
Callanen Hall, 8809 Timberwilde Dr., San Antonio, TX., 78250

1. **Welcome**

2. **Establish Quorum**

Quorum was established with the following Directors present: Chairman Brian Stives, Vice Chairman Rene Lucio, Directors- Essy Lechon, Efrain Sosa, Cecilia Alvarez; and Elias Ackerman.

Staff Present: Jose Morlett- Community Manager, Eva Lopez- Admin Manager, Jake Pena- Rec Manager, Liz Garcia- Accounting Manager

Presentations and Delegations

Orlando Ramirez from District 6 was on hand to provide updates on the following- The projected March opening for District 6's new field office off Tezel Rd., with a few of the staff remaining at the Old Hwy. 90 location. The recent installation of the flashing stoplights at the intersection of Timber Path and Timberwilde. It was noted that Martin Trevino is the point of contact for residents inquiring about setting up similar stop signs at their 4-way intersection if monies are allocated for these projects. Public Works and Parks and Rec are working to address the flooding issue under the Timberwilde bridge, with Parks hiring a contractor to perform the work to alter and fortify the culverts by the GNW clubhouse. An update from Public Works was not provided to Mr. Ramirez by the time of the meeting. He also noted their office's receipt of a notification for a 9% housing tax application for low-income housing. The locations for the proposed applicants are 9175 Culebra Rd., which will hold 88 units and be for low-income based residents and 9022 Grissom Rd., which will hold 85 units and be for low-income housing for the elderly. An open meeting will be held on Sunday, January 21st at 11 a.m. at the GNW library (9050 Wellwood St.), as to inform the community of the proposed properties. Resident Bill McDonough asked that our neighboring HOAs, Lindsey Place and Misty Oaks be made aware of the same. Chairman Stives requested that more information pertaining to the 9175 Culebra Rd. location be made available.

Members Voice: N/A

Call to Order The meeting was called to order at 6:44 p.m. by Chairman Stives.

3. **Approval of Minutes from past meeting- Executive Business Meeting December 7, 2023**

MOTION: I move to approve the minutes of the December 7, 2023, Executive Business meeting as submitted

MADE BY: Vice Chairman Lucio

SECONDED BY: Director Lechon

OUTCOME: PASSED UNANIMOUSLY

4. **Committee Reports: See attached for the Events, Recreation, and Community Manager's Report and Financials**

B. Government Relations: Resident Bill McDonough spoke on the following- Community plan update which was last updated June of 2011. This addressed the community "wants," so that the city can plan 15-20 years out into the future- bond money, police protection, and housing affordability and zoning; this is open to the public. GNW secured flood projects and Tezel was "redone" between the intersection and beyond Timber Path; totaling \$7.2 million; this improved safety in the area. It was then noted that the flood analysis has changed, to include 55 GNW properties in the flood plain. Mr. McDonough also mentioned a proposal to purchase a state-funded package for the lot on Tezel and Timber Range and to lower it to assist in the drainage of flood waters.

D. GNWatch: Resident Bill McDonough spoke on the following- At the Captain's Meeting, the following was highlighted: mail and car theft, as well as graffiti. State law has now graduated the former as felonies. Regarding vehicle break-ins, a root cause of this crime was noted as gaining access to guns that are typically left in vehicles, to commit assaults, robbery, and murder.

5. **New Business**

A. 2024 Sweeps Project

Discussion was held regarding the \$190k of proposed 2024 Sweep Projects- Replacement and/or addition of LED lights at both GNW campuses (\$60k), Phase 2 of Silver Creek's park improvement (\$100k), replacement of picnic tables and outdoor trash cans for both GNW locations: SC soccer fields and EV park and pool areas (\$20k); and mulch replacement for Kuwamura park and the small SC soccer field park area (\$10k); totaling \$190k. After a cost breakdown analysis and reducing the allocated funds for the phase 2 of the SC park to \$80k, totaling \$170k.

MOTION: I motion to adopt the staff's recommended sweeps projects, with the reduction of the SC park phase 2, to \$80k.

MADE BY: Director Lechon

SECONDED BY: Director Ackerman

OUTCOME: PASSED with 5 Ayes and 1 ABSENTION- Vice Chairman Lucio

B. SRT Contract

Discussion was held on renewing the security contract with SRT, with an increase in the hourly rate for security officers. SRT's Bryan Bunch also noted the new GNW vehicle, due to the wear and tear of the previous vehicle operating 24 hours a day for 365 days. The contract and fees will be discussed during the closed executive session.

6. **Adjourn to closed Executive Session: Personnel**

MOTION: Adjourn to closed session

MADE BY: Director Alvarez

SECONDED: Director Lechon

OUTCOME: PASSED UNANIMOUSLY

In the closed Executive session, the SRT contract and hourly wages were discussed; the contract was approved to go forward.

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7. **Adjourn closed Executive session back to regular meeting**

MOTION: Adjourn closed session and reconvene to the Regular Business Meeting

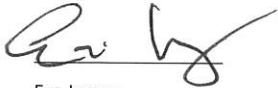
MADE BY: Vice Chairman Lucio

SECONDED BY: Director Sosa

OUTCOME: PASSED UNANIMOUSLY

The meeting adjourned at 7:47 PM

Submitted by:



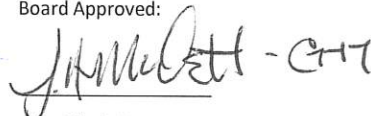
Eva Lopez

Board Approved:



Brian Stives

Board Approved:



Jose Morlett