

Great Northwest Community Improvement Association
Regular Board of Directors' Business Meeting | 6:30 p.m., February 16, 2023
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 Essy Lechon, Directors Gabe Briones, Efrain Sosa, Elias Ackerman, and Cecilia Alvarez. Present online: Director Rene Lucio
Staff Present: Lexi Bachran- Community Manager, Eva Lopez- Admin Manager, Jake Pena- Rec Manager, Chris Palafox- Accounting Specialist

Member Voice

Orlando Ramirez from D6 was on hand to give a quick update on the following: Tezel Bridge Project; Will notify the Board when there is an update. 6950 Tezel Road; drainage analysis pushed back will, provide another update. Discussion regarding the street repairs scheduled for 2025-26 timeframe was mentioned as being a topic he addressed at the GNWatch meeting. A mention of having a Dial-A-Trailer and Shred Day event, with the support of D6 was made; POC- Veronica Boyle. Tiffany, the supervisor of SRT was on hand to discuss the most recent issues encountered by their patrol- Vagrants, inoperable vehicles in the street, and a stabbing.

Call to Order The meeting was called to order at 6:33 p.m. by Chairman Stives.

3. Approval of Minutes from past meeting- Regular Business Meeting February 2, 2023

MOTION: I move to approve the minutes of the February 2, 2023, Regular Business meeting as submitted

MADE BY: Director Sosa

SECONDED BY: Director Briones

OUTCOME: PASSED UNANIMOUSLY

4. Reports

A. Events: N/A

B. Government & Public Relations: N/A.

C. Recreation: Rec Manager Jake Pena commented on Spring Soccer registration starting January 30th- March 15th. At the time of the meeting, 84 participants were listed as being registered, with 9 head coaches. Pricing for residents is \$65 and for non is \$110. Practices begin- March 20th; Games start as early as April 1st. It was noted by CM Bachran that Mr. Pena attended his first continuing education CAI luncheon on the SAWS Rebate program for HOA irrigation systems.

D. GNWatch: Director Briones spoke on the approval of LED streetlights, and asked those in attendance who would like to apply for installation on said lights on their street, to call 311 for more information.

E. Community Manager & Financial: Lexi Bachran discussed on the following items from her managers' report:

a. DRACO- 949 tickets issued; with 92% correction rate. Five (5) ACC requests were approved, totaling \$127,800 in projected residential improvements. Dept. staff has completed training in Vantaca University and attended a webinar on the mobile app with trainers from Vantaca.

b. Events and Recreation- Rec Manager Jake Pena discussed the following items: The successful return of the Family Valentine's Dance which was held on 2/3 in Callanen Hall; 108 tickets sold! Sponsors included- Raising Canes' Leon Valley, HEB #494, Patricia's International Catering; and Christina Cardenas with *The Dream Team- Vision Real Estate*. Volunteers- Warren and Taft HS National Honor Society. Income- \$976, Expenses- \$648, Net Gain- \$328. He made a brief mention of the upcoming Feb 17th *Coffee with Cops* event; *Dos Perros* will be donating coffee. Upcoming events which were mentioned- *Coffee with Cops*; 2/17, Discontinuation of *Mornings with Dos Perros* due to low sales, *Fridays with Marco's Pizza* starts 2/17 with 50% off pizzas every Friday from 3-8pm, *Spring Community Yard Sale* 2/25; 9am-3pm with a sold-out lot, totaling \$880. GS Troop 1501 will be on-site to sell GS cookies! *Home Improvement Showcase* 3/25 in Callanen Hall at 9am; vendors needed with the mention of the layout accommodating 35 vendors at \$40/spot.

c. Communications- Not discussed but annotated on the CM report.

d. Administration & Accounting- CM Bachran noted that the signups for prepayments coupon booklets is now open with a goal of 200. It was also mentioned that as of the meeting, 69% of 2023 assessments (\$468k) has been collected.

e. Financials- CM Bachran reviewed summary sheets of financials and comparison report. It was discussed that \$308k was transferred to Reserves with \$250k in Investment CDs.

Great Northwest Community Improvement Association
Regular Board of Directors' Business Meeting | 6:30 p.m., February 16, 2023
Callanen Hall, 8809 Timberwilde Dr., San Antonio, TX., 78250

5. Old Business

A. 2023 Annual Meeting

Discussions were had on the upcoming Annual meeting. Election Officer Alvarez approved nomination packets for the 2023 BOD Election which was presented to the Board. The following election questions were asked by staff-

Q- If a person selects "proxy," but still votes, does the designated proxy override the vote or is that vote still valid?
A- The vote overrides the proxy.

Q- Can a member who is currently on the BOD and who is up for re-election be a proxy?

A- Yes.

Q- If the absentee voter does not choose three candidates, does that invalidate the vote entirely?

A- No, the one vote is counted.

Q- Will we have a Meet the Candidates forum?

A- No, but all candidates are welcome to attend all community events.

Q- Regarding voting Section 5.6 (Voting)- Ballot listing should be in random order. Who decides that and how?

A- The Election Officer will decide on the method and will be present before staff when drawing the names.

6. Closed Executive Session: N/A

8. Adjournment

MOTION: I move to adjourn the meeting.

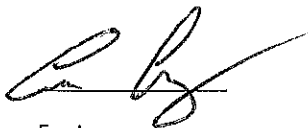
MADE BY: Director Alvarez

SECONDED BY: Director Ackerman

OUTCOME: UNANIMOUS

The meeting adjourned at 7:52 PM

Submitted by:



Eva Lopez
Admin Manager

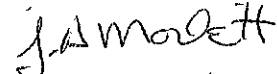
Board Approved:



Brian A. Stives
Chairman, Board of Directors

Board Approved:

Lexi Bachran
Community Manager, Secretary,
Treasurer



J.A. Morlett

ACTING Community Manager