

# Great Northwest Community Improvement Association

Regular Board of Directors' Business Meeting | 6:30 p.m., April 20, 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, Rene Lucio; Elias Ackerman and Cecilia Alvarez

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

## Presentations and Delegations

Orlando Ramirez from D6 was on hand to discuss their upcoming *Fiesta Senior* dance at the SA Food Bank from 10am-1pm on Friday, April 21st. He also passed out a flyer for CPS' community program fair slated for May 3<sup>rd</sup> from 5:30-7:30pm. He noted that 6950 Tezel's drainage analysis is at a standstill but will provide an update when available.

## Members Voice

**Andy Greene**- Resident Greene raised a question regarding the damaged and non-uniform fencing along Tezel Rd. He asked that the Association look into adding a line item to the budget which would include the supplemental cost of funding said fencing. He also wanted clarification on the use of the GNW Halls for *Oak Crest's HOA* which was noted in the April 6, 2023, Executive Business Meeting minutes. When speaking with their Board President, there was miscommunication regarding their Annual Meeting being held at the lodge versus the discussion had on the use of the hall for their monthly meetings. Chairman Stives relayed that the April 6 agenda discussion was not regarding their *Annual* meeting which had already been approved, but on the continuation of their monthly meetings.

**[Coach] Steve Torres**- Resident Torres brought forward his concerns regarding altercations with Director Ackerman on the GNW fields which Coach Torres had rented for his approved football combine and practices. The first interaction was January 18<sup>th</sup> where he alleged that Director Ackerman accosted the football players and was "disrespectful." Mr. Torres stated that two (2) parents emailed him referencing the same incident and he acknowledged that he forwarded their emails to the Rec Manager, as well as his own complaint. The second instance was on April 5<sup>th</sup> at 7:15pm when it was stated that Director Ackerman was again yelling at the players. Coach Torres stated that he felt that Director Ackerman's comments were made to intimidate him, his team(s), and to have them removed from the field. Chairman Stives stated that the Board will reach out to Resident Torres with a follow-up to his concerns.

**John Stephen**- Owner of *Rush Soccer* inquired on holding a clinic and *pathways* on the GNW Fields. The Board will reach out to Mr. Stephens at a later date regarding his request.

**Othniel Stanberry**- Resident Stanberry informed the Board that he has had continuous issues with his subdivision's cluster mailbox being vandalized. He stated that he had been in contact with the Richland Hills post office regarding this issue and it was relayed to him that he would need to be in contact with the HOA to address this matter. Prior to the meeting, the resident spoke to D6's Orlando Ramirez as well. As this is a Federal offense, Chairman Stives advised Mr. Stanberry that he would need to reach out to Congressman Castro's office to escalate the issue. Mr. Stanberry was also advised of the following options to assist in receiving his mail- place a weekly mail-hold, so that his mail would be delivered to his door and to sign up for USPS' *informed delivery* program. He was also invited to attend the monthly GNWatch meetings to discuss this issue. Resident Greene mentioned that having more neighbors file complaints to the post office *could* assist in a response from the post office.

**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 April 6, 2022

MOTION: I move to approve the minutes of the April 6, 2023, Executive Business meeting as submitted

MADE BY: Vice Chairman Lechon

SECONDED BY: Director Ackerman

OUTCOME: PASSED UNANIMOUSLY

## 4. Reports

- A. **Events**; Rec Manager Jake Pena discussed the following- *Blue & You* in conjunction with SAPOA, Blue Cares, and District 6. Two (2) helicopters were on-site, with 50-60 attendees. Director Briones and his wife Norma were on hand for the Easter egg stuffing party which had twenty (20) volunteers who stuffed over three-thousand eggs! The annual Easter egg hunt was held on April 1<sup>st</sup> at 11am with volunteers from Warren NHS, Taft NHS, Zachry NJHS; and Girl Scouts.

# Great Northwest Community Improvement Association

Regular Board of Directors' Business Meeting | 6:30 p.m., April 20, 2023

Callanen Hall, 8809 Timberwilde Dr., San Antonio, TX., 78250

Expenses- \$1665.91 with \$350 in underwriting and Net Expense of \$1315.91. Upcoming events- *Memorial Day BBQ* at SC pool on May 29<sup>th</sup> at 4pm and *Dive in Movie Night* on June 2<sup>nd</sup> at 7:30pm.

B. Government & Public Relations: N/A

C. Recreation: Rec Manager Pena gave a brief update on the success of the first week of Spring Soccer games. He spoke on the following Soccer sponsors- Marco's Pizza; sponsoring \$800 and Raising Cane's Leon Valley; Achievement Certificates for the end-of-season parties. Jake noted that swim team registration started April 10<sup>th</sup> via *Swimtopia* with a fee of \$115 for residents and \$135 for non. A brief mention of swim lessons slated for May 8<sup>th</sup> was made.

D. GNWatch: N/A

E. Community Manager & Financial: Acting CM Morlett discussed the following items:

- a. DRACO- 1,010 violations issued. Five (5) court cases were awarded to the GNW totaling \$14,724.
- b. Events and Recreation- The Rec manager noted that Silver Creek pool was open for party bookings and that the pool will be open to the community for the weekends starting on May 13<sup>th</sup>. *Both* pool locations will be open starting June 3<sup>rd</sup>.
- c. Communications- New-hire to start between May 1<sup>st</sup>-8<sup>th</sup>.
- d. Administration & Accounting- It was noted that Admin Manager Eva Lopez was working in conjunction with Election Officer Alvarez on preparations for the May 4<sup>th</sup> Annual meeting of the members. The latest update was that quotes for the Neighbor Awards recipients shirts were currently in the works.
- e. Maintenance- New-hire for lead tech position.
- f. Financials- Chairman Stives made a brief mention of being over (\$47k) on income and under (\$30k) on expenses. Director Sosa asked Accounting Manager Garcia on the status of the *Truist* operating account, and she stated that it has been closed.

## 5. Old Business

### A. 2023 Annual Meeting

Election Officer Alvarez discussed the following items in her report- *239 total ballots*; 496 votes are needed to meet quorum. She reminded those in attendance to vote, if they had not already done so. Four (4) online submissions were noted for Neighbor Nominations; Three (3) for *Neighbor of the Year* and One (1) for *Rising Star*.

## 6. Adjourn to closed Executive Session: Neighbor Nominations and Personnel

MOTION: Adjourn to closed session

MADE BY: Director Alvarez

SECONDED: Director Lucio

OUTCOME: UNANIMOUS

In the closed Executive session, a discussion was had regarding the Neighborhood Nominations and the Board's recommendations for the winners, as well as which of the Directors would be presenting each award. A statement on personnel was not provided.

## 8. Adjourn closed Executive session back to regular meeting

MOTION Adjourn closed session and reconvene to Executive Business Meeting

MADE BY: Director Sosa

SECONDED BY: Director Ackerman

OUTCOME: UNANIMOUS

The meeting adjourned at 9:20 PM

Submitted by:



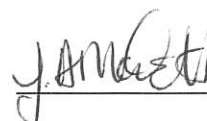
Eva Lopez  
Admin Manager

Board Approved:



Brian A. Stives  
Chairman, Board of Directors

Board Approved:



Jose Morlett  
Acting Community Manager, Secretary,  
Treasurer