

Great Northwest Community Improvement Association

Regular Board of Directors' Business Meeting | 6:30 p.m., May 18, 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 Rene Lucio, Directors- Gabe Briones, Efrain Sosa, and Elias Ackerman

Staff Present: Jose Morlett- Acting Community Manager, Eva Lopez- Admin Manager, Jake Pena- Rec Manager, Koryna Castro- Communications Specialist; Liz Garcia- Accounting Manager and Mark McLean- Maintenance Manager

Presentations and Delegations

Orlando Ramirez from D6 was on hand to discuss the following- 6950 Tezel Rd. duplexes; no analysis, upcoming meeting with Public Works and Parks and Recreation to discuss the bridge water backup, and the postponement of the Lindsey Place HOA zoning.

Members Voice: N/A

Call to Order The meeting was called to order at 6:32 p.m. by Chairman Stives.

3. Approval of Minutes from past meeting- Executive Business Meeting April 20, 2023

MOTION: I move to approve the minutes of the April 20, 2023, Executive Business meeting as submitted

MADE BY: Director Sosa

SECONDED BY: Vice Chairman Lucio

OUTCOME: PASSED UNANIMOUSLY

4. Reports

A. Events: Brief mention of the May 4th, 2023, *Annual Meeting of the Members*, the upcoming May 29th Memorial Day BBQ and for June 2nd, the first Dive in Movie Night (DIMN) for the summer at Silver Creek pool was mentioned. Realtor Hannah Sandoval was noted as a generous donor for DIMN's raffle.

B. Government & Public Relations: N/A

C. Recreation: Rec Manager Pena gave a brief update on Summer Swim team- practices started with over seventy (70) swimmers with the last day of registration being on May 18th. Starting June 3rd, practices will switch to mornings at SC pool with four (4) meets, followed by a Championship meet. The season will end June 29th and the end-of-season party and awards ceremony will be held on July 7th. Swim lesson registration started on May 8th, with classes starting on June 6th; Res fee- \$100; Non Res- \$120.

D. GNWatch: Director Briones discussed the following items from his GNWatch meeting- SRT Manager Billy Brown discussed the rise of car break-ins and former site-manager Tiffany Gilley's move to administration. He noted that Hector Guerra and Robert Garcia from the City's Developmental Services was on-hand to discuss SRTs (Short Term Rentals) in the area. Coffee with Cops (CWC) to be canceled for the month.

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

a. DRACO: 1,473 violations issued. Twenty-three (23) court petitions with a two-to-three-month backlog.

b. Events and Recreation- Rec Manager noted the following in his report-Spring soccer; season to end May 20th, pending game cancelations and weather. Raising Cane's Leon Valley will be hosting a GNW Soccer fundraiser, with 15% of sales going towards the soccer program.

c. Communications- New-hire Koryna Castro was introduced.

d. Administration & Accounting- N/A

e. Maintenance- N/A

f. Financials- Balanced sheet was provided, but financials were not discussed.

5. New Business

A. Short-term rental in the community

Discussion was had on the Issues faced by residents Re: STRs within the Great Northwest community. Handouts were provided with detailed information on the city's allowance and registration of STRs, types, neighborhood density limit, taxing, as well as loss of permit due to complaints. It was asked that the city's fact sheet for STRs be included in GNW's weekly e-newsletter. Admin Lopez will provide the requested information to the communications department.

B. Zoning Case- Lindsey Place HOA

As Lindsey Place was not on-hand, the topic will carryover for the next meeting.

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C. Allowing the use of GNW Facilities use by outside organizations

Discussion was had on the use of the GNW facilities by outside organizations and it was stated that pool use would not be permitted by other HOAs, but that they would be allowed use of the hall(s) for meetings and sport's fields but will need to request permission from the Board.

D. Silver Creek playground ideas

After vlewing the quotes provided by RiverCity Play Systems, along with play structure models chosen by Vice Chairman Lucio, Maintenance Manager McLean was on hand to discuss proposed sites as well as his opinion on turning the playground into a proper family park as he stated that the GNW playgrounds are the most frequented amenity. As the Board was receptive to this idea, Mark was requested to acquire two (2) more bids and further investigate proposed sites on the GNW grounds.

6. Adjourn to closed Executive Session: Foreclosure

MOTION: Adjourn to closed session

MADE BY: Director Sosa

SECONDED: Director Briones

OUTCOME: UNANIMOUS

In the closed Executive session, a discussion was had regarding the possible referral of one (1) homeowner account for foreclosure proceeding; approved to move froward.

8. Adjourn closed Executive session back to regular meeting

MOTION Adjourn closed session and reconvene to Executive Business Meeting

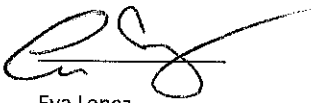
MADE BY: Vice Chairman Lechon

SECONDED BY: Director Sosa

OUTCOME: UNANIMOUS

The meeting adjourned at 8:09 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