

Great Northwest Community Improvement Association

Regular Board of Directors' Business Meeting | 6:30 p.m., June 15, 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- Essy Lechon, Gabe Briones, Efrain Sosa, Cecilia Alvarez; and Elias Ackerman

Staff Present: Jose Morlett- Acting Community Manager, Eva Lopez- Admin Manager, Jake Pena- Rec Manager

Presentations and Delegations

Orlando Ramirez from D6 was on hand to discuss the following- 6950 Tezel Rd duplexes; No update. District 6's field office on Tezel Rd is anticipated to open September 2023. He reminded Mr. Morlett to provide D6 with available dates for their *Fall Walk with Cops* event within the community. Mr. Ramirez also made mention of the postponement of the zoning case involving Lindsey Place HOA due to the logistics of property owner's need to be able to access the neighborhood development. He also mentioned that D6 is looking into funding for the requested LED streetlights for the intersection of Timberwilde and Timber Path, as well as streets in the Silver Creek subdivision. Orlando stated that the Councilwoman is prioritizing the Tezel Bridge drainage issue in the community and that they are seeking contractor accountability. Director Briones requested that Mr. Ramirez provide contact information for Park Police or schedule them for July's GNWatch Meeting. Admin Manger Lopez made Mr. Ramirez aware of damage to a portion of sidewalk on Tezel Bridge. He stated that he would research the damage and follow up with Public Works.

Members Voice: Andy Greene- Resident Greene passed out a packet which highlighted the drainage section that leads up to Timber Ranch from Tezel Road. He relayed that he spoke with D6's Mark Trevino and Public Works' Mario Hune regarding maintaining of 6644 Tezel Road's drainage section. He also noted that COSA (City of San Antonio) needs to maintain its portion of property within the Great Northwest. Mr. Greene also stated that Public Works has grants available for storm water issue projects.

Call to Order The meeting was called to order at 6:50 p.m. by Chairman Stives.

3. Approval of Minutes from past meeting- Regular Business Meeting May 18, 2023

MOTION: I move to approve the minutes of the May 18, 2023, Regular Business meeting as submitted

MADE BY: Vice Chairman Lucio

SECONDED BY: Director Briones

OUTCOME: PASSED with six (6) ayes and one (1) abstention

ABSTAINED: Director Lechon, citing that he was not present for the May 18th meeting.

4. Reports

- A. **Events:** Brief mention of the May 29th Memorial Day BBQ with 300 attendees, the first Dive in Movie Night (DIMN) at Silver Creek pool saw 130 attendees (\$305 in income). Realtor Josh Sandoval was noted as a generous donor for DIMN's raffle. 4th of July parade- Two bands, elected officials, and National Anthem singer confirmed.
- B. **Government & Public Relations:** N/A
- C. **Recreation:** Rec Manager Pena gave a brief update on the following: End of the *summer soccer season*; \$800 sponsorship from Marco's Pizza and a \$1K profit. Fall registration opens July 10th. *Gator's swim team*- one (1) win; one (1) loss. Season ends June 29th, with end-of-season awards and pool party on July 5th. Raising Cane's fundraiser will be held on June 20th with 15% of sales going towards the swim team. 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 on July 7th. *Swim lessons*- Seven (7) WSI certified instructors; currently on session 1, with session 2 starting on Tuesday. Sessions 3-5 are currently still open with residents paying \$100 and non-residents paying \$120. Mr. Pena noted that both pools are fully operational for the summer and recommended that GNW follow a similar heat index protocol that city and neighborhood pools currently implement; this would be the same model he followed last year. The Board recommended further research prior to accepting his recommendation. *Aqua Zumba* to be held at Emerald Valley pool on Tues and Thurs with a \$6 fee for all participants.
- D. **GNWatch:** Director Briones discussed the following items from his GNWatch meeting- STR (short term rentals) issues within the community and how to file a complaint with the city. He also mentioned the RE: cluster mailbox damage and discussions with Congressman Castro's office and the Post Office RE: responsibility of repair for said mailboxes. It was relayed to Mr. Briones that the association is responsible for all repairs needed and there was brief mention of the need to create a line item in the budget for these costs. Coffee with Cops (CWC) is canceled until further notice.
- E. **Community Manager & Financial:** Acting CM Morlett discussed the following items:
 - a. **DRACO-** Lawns are the highest violation. Two (2) court cases for July.
 - b. **Events and Recreation-** This portion was highlighted in the Rec Manager's report.

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- c. Communications- The decrease of pages reached on social media was noted, as well as the increase in likes. The return of Passages is set for July with quarterly printing and the addition of digital. The new redesign of GNW's website is expected to be completed by July.
- d. Administration & Accounting- Admin working on obtaining DORs (Delegation of Rights) for non-listed tenants
- e. Maintenance- Finishing installation of LED lights on soccer field and a new employee will start this upcoming Monday.
- f. Financials- Balance sheet was provided, but financials were not discussed. A quick mention of one CD maturing was made, as well as the need to look into investments.

5. New Business

A. Rush South Texas

Discussion was had on the possible partnership with GNW recreational soccer and Rush South Texas. This partnership would allow for Rush South Texas to be a soccer feeder program for GNW athletes who wish to play at a club level and for those who age out. In turn, for Rush South Texas athletes who are not "club ready" will be referred to GNW's recreational soccer program and Rush will take over lining of the soccer fields, provide coach and referee material. GNW athletes' info will only be provided to Rush South Texas at the request of participants' parents. The Board advised the Rec Manager that he would need to revisit the contract agreement with the club to include a clause for immediate termination of contract.

MOTION: I motion to allow for the Rec Manager to pursue the contract with Rush South Texas Soccer.

MADE BY: Director Sosa

SECONDED BY: Director Lechon

OUTCOME: PASSED with five (5) ayes and two (2) nays; Vice Chairman Lucio and Director Ackerman

6. Old Business

A. Zoning Case- Lindsey Place HOA

Discussion was held on the GNW's stance/support on Lindsey Place's zoning concern (R6 to R5).

MOTION: I motion to support Lindsey Place by sending a letter of opposition of zoning change from R6 to R5.

MADE BY: Director Sosa

SECONDED: Vice Chairman Lucio

OUTCOME: UNANIMOUS

7. Adjourn to closed Executive Session: Foreclosure

MOTION: Adjourn to closed session

MADE BY: Vice Chairman Lucio

SECONDED: Director Sosa

OUTCOME: UNANIMOUS

In the closed Executive session, a discussion was had regarding the possible referral of nine (9) homeowner accounts for foreclosure proceedings; approved to move forward.

8. Adjourn closed Executive session back to regular meeting

MOTION Adjourn closed session and reconvene to Executive Business Meeting

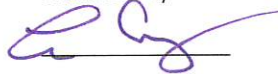
MADE BY: Vice Chair Lucio

SECONDED BY: Director Ackerman

OUTCOME: UNANIMOUS

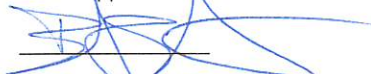
The meeting adjourned at 9:15PM

Submitted by:



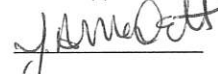
Eva Lopez
Admin Manager

Board Approved:



Brian A. Stives
Chairman, Board of Directors

Board Approved:



Jose Morlett
Acting Community Manager, Secretary,
Treasurer