

Great Northwest Community Improvement Association
Regular Board of Directors' Business Meeting | 6:30 p.m., July 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 Rene Lucio, Directors- Essy Lechon, Efrain Sosa; and Elias Ackerman. Director Cecilia Alvarez was present telephonically.

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 District 6 was on hand to discuss the following- 6950 Tezel Rd duplexes; still no update. District 6's field office on Tezel Rd is anticipated to now open in December 2023, as opposed to the previous September 2023 timeframe. He reminded Mr. Morlett to provide D6 with available dates for their Fall *Walk with Cops* event within the community. He also mentioned that the requested LED streetlights for the intersection of Timberwilde and Timber Path, as well as streets in the Silver Creek subdivision are now on the final list for funding. Orlando stated that the Tezel Bridge drainage issue in the community is waiting on drainage analysis and will work in conjunction with Public Works and Parks and Rec. Mr. Ramirez stated that reps from Public Works will be made available to address concerns at the August 17th meeting. He made brief mention of the Cathedral Park zoning being postponed due to the access point issue. Orlando noted that D6 will be having its budget townhall meeting on August 14th from 6:30pm-8pm at the *Senior One-Stop Center* at 8353 Culebra Rd. He also made mention of D6's *Back to School Bash*, to be held on August 19th from 10am to 2pm at Hallmark University, located at 9855 Westover Hills Blvd. He will provide flyers for GNW cross posting and advertising.

Members Voice: Bill McDonough- Resident McDonough stated that he wanted to speak on the Bylaws discussion and would hold his allotted time until then. He made a brief mention of the "great job" that the Maintenance Department has done with maintaining the grounds and greenbelt portion near the Tezel Bridge which was previously purchased by Public Works from NISD. He also mentioned that he would like the maintenance of this lot, as well as the sidewalk area to be included in the drain and storm channel program.

Call to Order The meeting was called to order at 6:30 p.m. by Chairman Stives.

3. **Approval of Minutes from past meeting- Regular Business Meeting June 15, 2023**

MOTION: I move to approve the minutes of the June 15, 2023, Regular Business meeting as submitted

MADE BY: Director Sosa

SECONDED BY: Director Lechon

OUTCOME: PASSED UNANIMOUSLY

4. **Reports**

A. **Events:** The success of the annual 4th of July parade and picnic was discussed as having Councilwoman Cabello Havrda and State Rep Lopez were in attendance, with Warren and Taft HS Bands performing. Silver Creek pool saw 305 attendees. The following were thanked for volunteering and/or sponsorship: Director Briones, Volunteers Connie Chavez and Melissa Gutierrez, and HEB at Culebra Market and Raising Cane's in Leon Valley. Brief mention of the following *Dive in Movie Night's* (DIMN) at Silver Creek pool was made: Real Estate Agent Josh Sandoval sponsored the June 16th DIMN raffle; 230 attendees with \$522 income. Raising Cane's Leon Valley sponsored June 30th's DIMN's raffle; 140 attendees with \$393 income Raising Cane's Leon Valley sponsored July 14th's DIMN's raffle as well as donated sweet tea; 170 attendees with \$374 income. Upcoming DIMN will be held on July 28th with Shrek Forever After with Raising Cane's Leon Valley sponsoring the raffle item and sweet tea giveaway.

B. **Government & Public Relations:** N/A

C. **Recreation:** Rec Manager Pena gave a brief update on the following: **Gator's swim team** placed 4th out of seven (7) teams at Championships; outscoring two (2) teams who had 135+ swimmers. Twenty-seven (27) team records broken this swim season! With the \$1,463.14 profit made, Mr. Pena stated that he would like to purchase foam rollers and a new pace clock for the team. **Swim lessons-** All sessions are full; eighty (80) registered swimmers total for the season, with two (2) remaining sessions. He noted that both pools are fully operational with twenty (20) lifeguards and mentioned that he and his summer staff most recently had their second in-service meeting. He stated that due to returning to school, his staff will be downsizing. **Aqua Zumba**, held at Emerald Valley pool on Tues and Thurs with a \$6 fee for all participants has had large attendance numbers. **Soccer's** fall registration opened July 10th and closes August 27th; forty (40) registered. Resident fee is \$75 and non-resident fee is \$120. His goal for the season is to have 225 kids and five (5) teams in U6 and 8, six (6) teams in U11 and 3 in U14. The coaches' meeting is scheduled for August 23rd and parents' meeting will be on September 1st. Practices start September 4th and games begin September 18th.

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D. GNWatch: N/A

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

- a. DRACO- 900 tickets issued, with the following listed as the *Top Five* (5) violations: frontage, inoperable vehicles, basketball hoops, fence and garage repair; and boats and trailers. Emerald Valley had the highest number of violations for this period. Nine (9) approved ACC requests, with \$250,000 in projected resident improvements. Two (2) settled court cases totaling \$600; seven (7) court dates pending. At the time of the meeting, Mr. Morlett was awarded \$3,860 in a court settlement.
- b. Events and Recreation- This portion was highlighted in the Rec Manager's report.
- c. Communications- Social Media metrics across the board have gone up. It was noted that the July printed *Passages* has been well-received by residents. The digital version of the August and September issues of *Passages* will be available on August 1st. The newly redesigned GNW website is live, and feedback is welcomed. It was also noted that both the *Strategic Sponsorship* and *Ad package agreements* had been revamped.
- d. Administration & Accounting- New Membership ID machine purchased with over 1,500 ID cards distributed over the summer. The return of Grandparents Raising Grandchildren, now at Callanen Hall on Wednesdays, was noted. Admin Manager Eva Lopez is working on rewriting and updating the rental and facility/group rental agreements, as well as working on recording a new voice prompt for the automated GNW phone announcement.
- e. Maintenance- N/A
- f. Financials- Balance sheet was provided, with the review of summary sheets of financials and comparison report, to include over or underspending per department, HOA expenses, and overall budgeted projection.

5. **New Business**

A. **Rush South Texas**

Discussion was had on the Rush South Texas' field rental contract and pricing for an eight (8) week session on GNW's Silver Creek soccer fields with President/CEO John Stephen on hand. This partnership would have Rush South Texas taking over the lining of the soccer fields, providing coach and referee material, as well as hosting games, leagues, tournaments, and events on GNW grounds. Regarding events, Mr. Stephen's stated that they will acquire all permits needed, security, and his organization will cleanup fields and facilities after event. Rush South Texas' website advertises its partnership with Great Northwest and links to its recreational soccer page. Mr. Stephen will provide click rate and analytics per Vice Chairman Lucio's request. Along with providing a one-million-dollar liability policy, Rush will donate soccer balls for the GNW Rec soccer program.

MOTION: I motion to allow the Rec Manager to pursue the Rush South Texas contract starting September 9th and ending October 28th.

MADE BY: Director Ackerman

SECONDED BY: Director Lechon

OUTCOME: PASSED with five (5) ayes and one (1) nay; Vice Chairman Lucio

B. **Bylaws**

Discussion was had on changing and/or amending the current GNW bylaws regarding the percentage for quorum to be changed from 10 to 5% for the Annual meeting of the members. Resident McDonough spoke on this topic and asked that the Board advertise across all of GNW's social media platforms, so as to make the community members aware of the proposed change. The Chairman acknowledged and stated that this will be a topic that will carryover.

C. **2024-2025 Budget Discussion**

Discussion was had on the timeframe for the first draft of the 2024-25 budget. Mr. Morlett stated that it will be ready for the August 17th Regular Board meeting. The Chairman asked to have a separate line item for the Board Approved Projects be added to the budget.

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6. **Adjourn to closed Executive Session: SRT Contract, Referral of two (2) properties for foreclosure, Community Manager position, and personnel.**

MOTION: Adjourn to closed session

MADE BY: Director Sosa

SECONDED: Vice Chairman Lucio

OUTCOME: UNANIMOUS

In the closed Executive session, the following was noted- discussion of management and oversight of SRT contract, the approval to move forward on two (2) homeowner accounts for foreclosure proceedings the Community Manager's position and personnel.

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

MOTION Adjourn closed session and reconvene to Executive Business Meeting

MADE BY: Director Ackerman

SECONDED BY: Vice Chairman Lucio

OUTCOME: UNANIMOUS


The meeting adjourned at 9:12PM

Submitted by:



Eva Lopez
Admin Manager

Board Approved:



Brian A. Stives
Chairman, Board of Directors

Board Approved:



Jose Morlett
Acting Community Manager, Secretary,
Treasurer