

Great Northwest Community Improvement Association
Regular Board of Directors' Business Meeting | 6:30 p.m., September 21, 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, Cecilia Alvarez; and Elias Ackerman.

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

Presentations and Delegations

Orlando Ramirez from District 6 was on hand to discuss the following- October 13th scheduled date for their Fall *Walk with the Chief* event within the community at 9am. Mr. Ramirez made brief mention of the October 3rd *Neighbors Together* event and D6 event donation. He also noted Victor Landa as being the new Chief of Staff for the Councilwoman and that the Councilwoman will be made aware of the ongoing mailbox issue within the community. D6 will be holding a Dial-A-Trailer event on September 30th, but not offer a shredding option.

Members Voice:

Dianne and Bob Eschbach- Residents Eschbach brought before the Board their concerns with the cluster mailbox break-ins and conflicting information received by USPS regarding the responsibility for repair. The Board addressed USPS as the responsible party and were met with resident **Ricard Macias** interjecting and stating otherwise, while quoting online information for *new* and *gated* developments. As the Great Northwest is neither, he was invited to attend the next GNWatch meeting as the matter is being handled with Director Briones who is one of the Watch liaisons and then directed the Board to add the issue to the agenda if needed.

Marta Romo- Resident Romo made brief mention of her frustrations with the same mailbox cluster break-in issue. She was also invited to attend the GNWatch meeting.

Call to Order The meeting was called to order at 6:45 p.m. by Chairman Stives.

3. Approval of Minutes from past meeting- Executive Business Meeting September 7, 2023

MOTION: I move to approve the minutes of the September 7, 2023, Executive Business meeting as submitted

MADE BY: Director Briones

SECONDED BY: Vice Chairman Lucio

OUTCOME: PASSED UNANIMOUSLY

4. **Reports**

A. **Events:** The following events were discussed- September 4th's *Labor Day BBQ* at SC Pool saw 203 attendees with Raising Cane's *Leon Valley* supplying sweet tea and lemonade. At-home *Fall Community Yard Sale*- Sept 15-17th had over 40 participants. The following upcoming events were also discussed: September 30th's *Dial-A-Trailer* from 8am-12noon at Timberwilde Elementary and Flores Hall parking lot. *Neighbors Together*, formerly *National Night Out*, will be held on Tuesday, October 3rd at the homes of GNW residents with a map to be released next week. Raising Cane's will be providing food for Board hosted events. The 13th annual GNW car show will be held on October 7th at the SC soccer field parking lot from 5-9pm. Ten (10) cars were signed up at the time of the meeting and it was noted that signup forms will close October 2nd; with walk-ups accepted day of until 5pm. Raising Cane's *Leon Valley* to sponsor all trophies and plaques. *Halloween House* decorating contest- October 19-25th, currently has 4 homes registered with signup closing October 16th. Raising Cane's *Leon Valley* will be sponsoring each subdivision's first place prizes and yard signs. The 3rd annual *Trunk or Treat* at the GNW will occur October 21st on the SC Soccer Fields from 6-9pm. Signups for this event will close on October 16th, with accepted walk ups until 6pm. Raising Cane's *Leon Valley* will be sponsoring items and raffle items. The implementation of a GNW Fast-Pass will start this year, to allow our residents to have faster and easier access to the event.

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

C. **Recreation:** Director Lechon discussed the possibility of donating the recently replaced soccer goals to Timberwilde Elementary. Rec Manager Pena gave a brief update on the following: **Soccer-** Replacement goals have arrived! Fall registration closed September 5th with 220 registered players and 17 teams. Thanks to GNW's partnership with *Rush South Texas Soccer*, 25 players have been added to GNW's roster. Games will start on Saturday, September 23rd and will have corner flags sponsored by Raising Cane's *Leon Valley*. Starting September 23rd, Raising Cane's will host a GNW Soccer fundraiser with 15% of proceeds going directly to the soccer program.

D. **GNWatch:** Director Briones discussed the following- The attendance of D6's Orlando Ramirez who made brief mention of the upcoming *Neighbor's Together* event and *Walk with the Chief*, along with SRT's Supervisor Krystal Halverson update on guard training and graffiti. Resident Bill McDonough advised that he was provided with spray paint by the City to correct these offences and will supply it to SRT if requested. Residents asked SRT's job description and if it could be listed online for reference.

E. **Community Manager & Financial:**

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- a. DRACO- 875 tickets issued, with 805 violations addressed (92% correction rate). Eight (8) approved ACC requests, with \$205,000 in projected resident improvements. Four (4) upcoming court cases with one (1) settled case. An October 19th docket date as been set for an ongoing "problem property."
- b. Events and Recreation- This portion was highlighted in the Events portion by the Rec Manager.
- c. Communications- Social Media metrics have dropped on GNW's Instagram account and has a total of 408 followers. Facebook "likes," page visits, and page reach have increased. E-blasts for August 20-September 19th had a 54% open rate.
- d. Administration & Accounting- Member Services has a new temp- Monica Revilla Flores and Accounting's interim specialist Melanie Garcia, will be the Association's newest notary. Eva Lopez, Admin Manager, has updated the GNW Bylaws and at the time of the meeting, was revising and updating the ACC Exterior Design Criteria and will be in talks with The Greater San Antonio Academy Ballet to again host the company's Mini Nutcracker. The Board asked to have the ballet academy meet before the Board for approval.
- 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. Reserve Fund Investments

James Jurica, Director of Advisor Development with Wealth Watch Advisors presented the Board with options for the Association's Reserve Fund Investments. Mr. Jurica also gave an overview of structured notes, reserve funds, fixed rates, and money market funds. During the open portion of the meeting, this topic was to carryover to the October 5th Executive Meeting, but discussion carried on to re-address this item in closed session.

6. Old Business

A. 2024-2025 Budget Discussion

Discussion on the adoption of the Association's operating budget for the 2024-25 budget was had and approved.

MOTION: I move that the Board keep the annual assessment rate for the calendar year 2024 as follows: \$308 per improved lot and \$77 per unimproved lot. The annual assessment rates are due January 1, 2024, and will be collectible per the collections policy. I further move approval of the 2024 calendar year Operating Budget that is composed of the following: \$1,817,097 in total income and \$1,817,097 in total expenses. The Community Manager is authorized to implement the approved budget by authorizing expenses up to \$5000 without further approval by the Board. Expenses that exceed \$5000 will require approval by the Board.

MADE BY: Director Alvarez

SECONDED BY: Vice Chairman Lucio

OUTCOME: PASSED UNANIMOUSLY

7. Adjourn to closed Executive Session: Foreclosures and Personnel

MOTION: Adjourn to closed session

MADE BY: Vice Chairman Lucio

SECONDED: Director Alvarez

OUTCOME: PASSED UNANIMOUSLY

In the closed Executive session, the following was noted- the approval to move forward on two (2) homeowner accounts for foreclosure proceedings and personnel matters were discussed, along with a motion to continue discussion of item 5A. Reserve Fund Investments.

MOTION: I motion to address item 5A. New Business Reserve Fund Investments in Closed Session.

MADE BY: Vice Chairman Lucio

SECONDED BY: Director Lechon

OUTCOME: PASSED UNANIMOUSLY

Further discussion was had on the Board's options for investing money in the Reserve Fund.

MOTION: I motion to move \$500,000 into an investment account with Wealth Watch Advisors.

MADE BY: Vice Chairman Lucio

SECONDED BY: Director Lechon

OUTCOME: PASSED UNANIMOUSLY

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8. Adjourn closed Executive session back to regular meeting

MOTION: Adjourn closed session and reconvene to the Executive Business Meeting

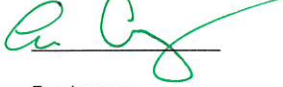
MADE BY: Director Alvarez

SECONDED BY: Vice Chairman Lucio

OUTCOME: PASSED UNANIMOUSLY

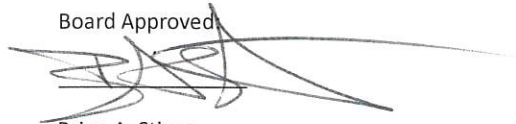
The meeting adjourned at 8:33 PM

Submitted by:



Eva Lopez
Admin Manager

Board Approved:



Brian A. Stives
Chairman, Board of Directors

Board Approved:



Jose Morlett
Community Manager, Secretary,
Treasurer