

Great Northwest Community Improvement Association  
Regular Board of Directors' Business Meeting | 6:30 p.m., October 19, 2023  
Callanen Hall, 8809 Timberwilde Dr., San Antonio, TX., 78250

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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 and Elias Ackerman.

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

**Presentations and Delegations**

Orlando Ramirez from District 6 was on hand to discuss the following- Crime and Code issues which were recently discussed at the October 13<sup>th</sup> *Walk With The Chief* event; follow-up meeting will be scheduled for updates and status. Mr. Ramirez also discussed the Timberwilde bridge storm water concerns- COSA (City Of San Antonio) and PW (Public Works) Stormwater Operations staff removed all excess wood material and debris, so as not to cause problems during rain events; completed 09.08.2023. The ongoing study of the following was noted- COSA and PW are currently studying the Timberwilde bridge to determine if any additional professional studies are warranted to develop projects in hopes of increasing the flow capacity and removing the floodplain from the adjacent properties. District 6's upcoming *Movie in the Park* will be held on Saturday, October 28<sup>th</sup> from 5-9pm at 2101 S. Callaghan, as well as a Senior Bingo and Resource Fair on October 26<sup>th</sup> from 9-11 a.m. at the San Antonio Food Bank, located at 5200 Historic Old Hwy 90. Timberwilde Elementary staff was on hand to present the Board and Association with a signed "Thank you" banner, in recognition of donating soccer goals to the sports program.

**Members Voice: N/A**

**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 October 5, 2023**

MOTION: I move to approve the minutes of the October 5, 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- Dial-A-Trailer was held on September 30<sup>th</sup> and both locations had great turnouts. *Neighbors Together*, formerly *National Night Out*, was held on Tuesday, October 3<sup>rd</sup> at the homes of GNW residents with those in attendance being thanked, as well as SRT and Raising Cane's for sponsoring the food and drinks. The 13<sup>th</sup> annual GNW car show was held on October 7<sup>th</sup> at the SC soccer field parking lot, with over 775 guests and 70 registered vehicles, *Kona Ice* and *SA Curbside Eats* were on hand as food vendors. *Taft H.S. and Zachry M. S's NJHS* were thanked for volunteering, as well as Raising Cane's *Leon Valley*, *Allstate*, and *Carol Reichers*. Overall financials were noted as- Income \$1,480.19, Sponsorship \$200.00, Expense- \$910.75, and Net Income of \$769.44. The following events were noted as upcoming community events- *Halloween House contest* (October 19-25), with *Raising Cane's Leon Valley* sponsoring each subdivision's first place prizes. Winners will be announced on October 27<sup>th</sup>, with Girl Scout Troop 1501 judging the contest. The 3<sup>rd</sup> annual *Trunk or Treat* at the GNW will occur October 21<sup>st</sup> on the SC Soccer Fields from 6-9pm. Signups for this event will close on October 16<sup>th</sup>, 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. *Allstate* will be sponsoring the costume contest which starts at 7:30pm and boasts 5 categories. Veteran's Day Ceremony will be held at Silver Creek on Saturday, November 11 at 11a.m. At the time of the meeting, Councilwoman Melissa Cabello Havrda was in the process of being booked as the guest speaker. Raising Cane's Leon Valley will provide the food and drinks for the event, with Sotomayor Band performing. December 15<sup>th's</sup> *Holiday Lights Contest* is slated for December 15-20<sup>th</sup>, with registration opening on November 3<sup>rd</sup> and closing on December 11<sup>th</sup>, and maps being made available on December 15<sup>th</sup>. The winners will be announced on December 21<sup>st</sup> and first place winners will be awarded Raising Cane's gift baskets. Girl Scout Troop 1501 will again be the judges of this community contest. *Winter Wonderland* will be held from 7-9p.m. on December 15<sup>th</sup> and will have pictures with Santa, cookies and hot cocoa. This event is still in need of sponsors. The annual *Polar Bear Plunge* event will take place at 11 a.m. on January 1st at the Silver Creek pool and serve refreshments. Registration will open on November 20<sup>th</sup> and have guaranteed event shirts for those who have signed up by December 18<sup>th</sup>. Rec Manager Pena is also seeking sponsorship for this event.
- B. **Government & Public Relations:** Vice Chairman Lucio was in attendance for the District 6 HOA/NA President's meeting. He made mention of the city having allocated money towards sidewalk repair which is scheduled to begin in January 2024. He also noted that seniors who volunteer at the Senior Community Center will receive a lower rate on their taxes.
- C. **Recreation:** Rec Manager Pena gave a brief update on the following: **Soccer-** Currently on week 5 of 9, with positive feedback on the new field layout and soccer goals. Rush South TX provided coaching education material to coaches who have requested it. Picture day was a success, and it was noted that the fall season will end on November 18<sup>th</sup>. Those in attendance were reminded of the GNW Soccer fundraiser being held every Saturday from 10 a.m.-10 p.m. at *Raising Cane's Leon Valley*, with 15% of proceeds going directly to the soccer program.
- D. **GNWatch:** As Director Briones was not in attendance for the October 12<sup>th</sup> meeting, Community Manager Jose Morlett officiated. He made mention of the *Neighbor's Together* event and thanked those who hosted an event, as well as the following sponsors- Raising Cane's Leon

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Valley, SRT, and District 6. SRT's Supervisor's Krystal Halverson and Tony Ramirez were on-site to answer any questions from those in attendance.

E. Community Manager & Financial:

- a. DRACO- 900 tickets issued, with 830 violations addressed (92% correction rate). Ten (10) approved ACC requests, with \$205,000 in projected resident improvements. One (1) upcoming court case, three (3) won, and 2 settled cases
- b. Events and Recreation- This was highlighted in the Events portion by the Rec Manager
- c. Communications- Social Media metrics were on hand, but not noted.
- d. Administration & Accounting- Posting for the open Member Services Advisor position will go live the week following the Board meeting.
- 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 Soccer**

After stating his programs fulfillment of the soccer game contract, (e.g., field lining, supplying [new] soccer goals, and supplying Rush's intellectual coaching materials), Mr. Stephen, President of *Rush South Texas Soccer*, requested of the Board, the use of the Silver Creek soccer fields for practice. He also highlighted the clubs' participation in Dallas Texas' Legacy Showcase, where their athletes will play before collegiate scouts. Mr. Stephen also mentioned that *Rush* has provided scholarships to cover the costs of the entrance fee into the showcase. This prompted Vice Chairman Lucio to ask the Board if GNW would consider a soccer scholarship as well. As more discussion and information will be needed, this will be left as an agenda item for another meeting. The consideration for Mr. Stephen's request will be discussed in the closed session, to include pricing breakdown.

B. **UPS Pod Proposal**

After reviewing the contract and pricing details, the Board agreed to allow UPS to set up pods at both campus locations.

MOTION: I motion to allow UPS to set up pods at the Silver Creek and Flores Hall parking lots.

MADE BY: Director Lechon

SECONDED BY: Vice Chairman Lucio

OUTCOME: PASSED UNANIMOUSLY

OUTCOME: PASSED UNANIMOUSLY

6. **Old Business**

A. **ACC Exterior Design Criteria Update Review**

As the Board's requested information is still needed from the ACC, this topic was tabled.

7. **Adjourn to closed Executive Session: Personnel**

MOTION: Adjourn to closed session

MADE BY: Director Lechon

SECONDED: Vice Chairman Lucio

OUTCOME: PASSED UNANIMOUSLY

In the closed Executive session, the following was noted- the approval to move forward on allowing *Rush South Texas Soccer* the use of the SC soccer fields for practice.

MOTION: I motion to allow Rush South Texas the use of Silver Creek's soccer fields for practice.

MADE BY: Vice Chairman Lucio

SECONDED BY: Director Briones

OUTCOME: PASSED UNANIMOUSLY

OUTCOME: PASSED UNANIMOUSLY

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

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

MADE BY: Director Lechon

SECONDED BY: Vice Chairman Lucio

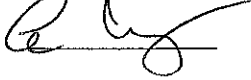
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The meeting adjourned at 8:34 PM

Submitted by:



Eva Lopez  
Admin Manager

Board Approved:



Brian A. Stives  
Chairman, Board of Directors

Board Approved:



Jose Morlett  
Community Manager, Secretary,  
Treasurer