

Great Northwest Community Improvement Association
Regular Board of Directors' Business Meeting | 6:30 p.m., November 16, 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 and Ellas Ackerman. Directors Cecilia Alvarez and Efrain Sosa were present telephonically after the 6:51 p.m. Quorum was met. Director Sosa was then present at 7:16 p.m.

Staff Present: Jose Morlett- Community Manager, Eva Lopez- Admin Manager, Jake Pena- Rec Manager, Liz Garcia- Accounting Manager, Mark McLean, Maintenance Manager; and Claudia Carbajal, DRACO Manager

Presentations and Delegations

Orlando Ramirez from District 6 was on hand to provide updates on the following- A Timber Basin property, which will be addressed with Code Compliance and follow-up to a home on Ridgeland that no longer shows violations. He also informed those in attendance that there has not been any update made to the storm water issue faced by GNW residents. Mr. Ramire also commented on the public Webex Crime and Code follow up meeting, which was discussed at the GNW's October 13th *Walk With The Chief* event, was presented as an open invitation to residence of GNW, which will discuss a problem residence within the community. The Chairman questioned and then voiced his concern that this meeting will be discussed on a public forum, as the homeowner's personal, legal, and identifying information will be shared.

Members Voice:

Resident William Barone addressed the Board regarding his displeasure at not being given incentives or having discounts applied to Association members' accounts who make early payments for their assessments. Mr. Barone then asked that the HOA collaborate with SAPD to host a *Drug Take Back* event which aims at safely disposing of expired or no longer needed prescriptions.

Resident Mona Davila presented to the Board her concerns and asked for clarification on GNW's soccer program and its affiliation with *Rush South Texas*' soccer club. She stated that she was unaware of the former being in a partnership with the Association and was upset that the club playing level of *Rush* far exceeds that of the recreation level. Mrs. Davila was then told that while GNW's soccer program is recreational, that *Rush South Texas* is not. She then brought her discontent to the Directors' attention, with what she deemed as team scouting. The Chairman then asked that an update and future of the soccer program, as well as *Rush*'s relationship with the Association be added to one of the December Board meetings' agenda.

Resident Marlon Jimenez was also present to discuss his concerns and displeasure with the soccer program. He stated that he and other teams are not pleased with the unprofessionalism of the [young] referees, as well as some of the parents who attend the games. Mr. Jimenez also mentioned that he and other parents have voiced their concern about not being able to reach the Recreation Manager Jake Pena. At that time, Chairman Stives invited Mr. Jimenez, his team, as well as other soccer teams/families to join the December meeting and have their concerns addressed.

Resident Kathy Callahan addressed her concerns with the constant disrepair of the neighborhood cluster mailboxes due to break-ins. Mrs. Callahan also suggested that the back of the mailboxes be reinforced with a security bar. She also asked that the Great Northwest investigate who the plat, where the cluster mailboxes are affixed to, belongs to, as there has been misinformation provided by USPS. Chairman Stives made mention of awaiting correspondence from Congressman Castro's office regarding the mailbox break-in and repair responsibility. Mrs. Callahan also asked for clarification on trashcan violations, regarding their proper storage placement. She and the audience were advised that trashcans cannot be placed forward of the front of the home.

Call to Order The meeting was called to order at 6:51 p.m. by Chairman Stives.

3. **Approval of Minutes from past meeting- Regular Business Meeting October 19, 2023**

MOTION: I move to approve the minutes of the October 19, 2023, Regular Business meeting as submitted

MADE BY: Vice Chairman Lucio

SECONDED BY: Director Briones

OUTCOME: PASSED UNANIMOUSLY

4. **Committee Reports:** See attached for the Events, Recreation, and Community Manager's Report and Financials

D. GNWatch: Director Briones Discussed the following in his report- SAFEE Officer Garza was on hand to notify the change of officers for the GNW community, due to his upcoming retirement and Officer Henry's move to the school police safety sector. Director Briones asked that the Board present both officers with a token of recognition at either their police substation or at the Annual Meeting of the Members in May of 2024. At the meeting, the attack on the homeless in the community was noted, as well as the plea to report tents and encampments in the greenbelt, as well as around the Association. The topic of the Timberwilde Elementary traffic was discussed, with Officer Garza stating that citations will be given to vehicles who are blocking driveways and not adhering to traffic law. Director Briones also highlighted the notice of a suspicious black vehicle roaming the neighborhood and advised that residents should stay vigilant and report it to SAPD.

5. **New Business**

A. Playground Improvement Plan

Maintenance manager, Mark McLean was on hand to discuss his proposed additions in 2024 to the newly installed play structure. Mr. McLean's expansion included but was not limited to the installation of another play structure, covered pavillion, and area for cookouts.

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B. Security Reconnaissance Team

In the absence of SRT's Vice President Bryan Bunch, supervisor Krystal Halverson was on hand to address and answer questions or concerns from residents in attendance. Mrs. Halverson stated that their purpose is to act as a crime deterrent and coordinate efforts with SAPD, to address crime within the Great Northwest community.

C. Facility Use Request For Martial Arts Classes

Master Tanna Caldwell, from Warrior's Taekwondo and GNW resident was on hand to discuss his proposed use of Flores Hall to hold free martial arts classes for the Association residents. In his classes, Master Caldwell will promote unity, focus, and respect, with the development of character, fitness, and discipline. As more information such as registration cap, insurance, and determining participant residency was requested, the Board will revisit this topic with Master Caldwell.

D. Facility Use Request For Mini Nutcracker Performance

Greater San Antonio Ballet Academy (GSABA) representative Sandy Kennison was present to request the use of Callanen Hall for the free community performance of the Mini Nutcracker on December 3rd, 2023. The use of the hall was approved.

MOTION: I motion to allow GSABA the use of the facilities to host their free mini-Nutcracker performance.

MADE BY: Vice Chairman Lucio

SECONDED BY: Director Sosa

OUTCOME: PASSED UNANIMOUSLY

E. Turf Tank for Soccer Program

Rec Manager Jake Pena presented his proposal for permission to allow the CM to enter into a 6-year contract with Turf Tank's recreational field lining robot. After a presentation and cost breakdown analysis, to include his current cost of materials to manually line the soccer fields versus the cost and time saving benefits of the Turf Tank, it was highlighted that the contract has a 90-day cancellation clause. As residents in attendance were part of the Soccer program in the past, discussion was had on the cost and possible use of chalk to line the fields and the volunteers that were on hand to assist in maintaining them.

MOTION: I motion to allow the CM to enter into a 6-year contract with Turf Tank

MADE BY: Director Lucio

SECONDED BY: Director Ackerman

OUTCOME: PASSED WITH FIVE (5) AYES AND TWO (2) NAYS; VICE CHAIRMAN LUCIO AND DIRECTOR SOSA

6. Old Business

A. ACC Exterior Design Criteria Update Review

This topic was tabled and will carryover.

7. Adjourn to closed Executive Session: Personnel

MOTION: Adjourn to closed session

MADE BY: Director Sosa

SECONDED: Director Lechon

OUTCOME: PASSED UNANIMOUSLY

In the closed Executive session, personnel matters were discussed.

8. Adjourn closed Executive session back to regular meeting

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

MADE BY: Vice Chairman Lucio

SECONDED BY: Director Sosa

OUTCOME: PASSED UNANIMOUSLY

The meeting adjourned at 8:56 PM

Submitted by:



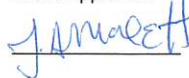
Eva Lopez
Admin Manager

Board Approved:



Brian A. Stives
Chairman, Board of Directors

Board Approved:



Jose Morlett
Community Manager, Secretary, Treasurer