

Country Bend Homeowners Association

Minutes of the Meeting August 8, 2024 at the home of Vincent and Elise Colacicco

Members Attending

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|-----------------|--------------|-----------------|---------------------|
| President | Paul Barton | ACC Chair | Lee Ward |
| Vice President | Mike Hutzler | ACC Co-Chair | Les Stanbery |
| Treasurer | Eleanor Ward | Web Master | Vince Colacicco |
| Secretary | Sue Naylor | Welcoming Chair | Elise Colacicco |
| Member at Large | Rich Garcia | Picnic Chair | Martha Cernicchiaro |

The CBHOA Board meeting was called to order at 7:03 pm by President Paul Barton

Reports

- 1. Minutes:** The minutes of the June 2024 meeting were approved by email vote. The redacted minutes were posted on the website. They were also sent to the CB homeowners.
- 2. Treasury:** The Treasurer's report was presented by Eleanor Ward. On July 31st the balance was XXXXXXXXXX. Eleanor is in the process of producing an annual budget for the board to approve and also to be reported at the annual picnic.
- 3. Annual Picnic:** Martha Cernicchiaro, chairman of the Picnic Committee, presented a detailed report of the plans for the picnic. The picnic will be held on October 20 at the Colacicco's property. A rain date is scheduled for October 27. Martha gave an overview of the activities including corn hole, water balloons, games and face painting. In addition they are arranging for a petting zoo and fireworks. Because of these activities the budget will be higher than previous years. The reason for all these activities is to encourage young families to come to the picnic and become more active in the community.

Three options were considered for catering. Chef Sofia Sada from the Culinary Institute of America, Las Palapas, and Bill Miller. Further information was needed from Chef Sada. When answers are received, they will be provided to the Board so they may decide on a caterer. Martha presented a basic timeline for the picnic meeting.

- 4. South Entrance Update:**
 - a.** The work for the marquee, the masonry and painting the sign at the south entrance have been completed and the respective parties paid.

- b. We agreed at the last meeting to have Brandon Bednarz to mow both entrances once a month for [REDACTED]. If he feels that an extra mowing is needed he will check with Paul or Lee.
 - c. Lee Ward has solicited bids for stabilizing the pillars at the south entrance. As of the meeting he did not have a response.
5. **ACC Report:** Lee Ward reported that there were only inquiries about covenant issues this month.
6. **Welcoming Committee Update:** Elise Colacicco reported the zoning system that divided CB into 9 zones for the Welcoming groups. Each zone has one or two people to handle the activities for an area. Six households were visited in person and another 32 were contacted by mail. The function of the Welcoming Committee will be presented at the picnic. Sue Naylor requested that a letter be sent to the 2 homeowners on Boerne Stage Road as well. It was suggested that they be also invited to the picnic.
7. **Franchise Tax Account:** Elaine Hutzler gave an overview of the Franchise Tax Account Status. Elaine is the point of contact for this issue. CBHOA has previously been declared a tax free entity.
8. **Property Development Update.** Mike Hutzler reported on the developments that have occurred since the last meeting. After the heavy rain in July there were several people that had issues with the flooding and mud accumulation that resulted from runoff from the Windsong Development. Mike notified the Bexar County Commissioner's Office about the flooding and the failure of the silt fences in the Windsong Development. The Commissioner's Office sent Jenny (Lee) Enderlin (Constituent Services for County Precinct 3) and Kimberly Oliver with Bexar County Public Works/Environmental Compliance. The meeting was at the site of the flooding at 4 pm on August 7th. A complete accounting of this meeting will be sent to CB homeowners.

Basically, the County is being very cooperative and already had contacted the contractor about this failure. We are determined to proceed as good neighbors but in return we expect a good neighbor approach from the new development. Some of the problems brought to the attention of the County Commissioner's office are the flooding, the noise level (85 decibels is the maximum allowed), access at the "emergency entrance", security and privacy. The board will monitor actions taken to address these and ongoing issues and forward them to Country Bend residents for their information. The neighborhood will also be encouraged to directly contact the County Commissioner's office with issues they consider unaddressed.

New Business

Paul Barton presented the text messaging program Remind as another mode of communication. This program is used in schools and can be very effective to "spread the word".

The next meeting of the CBHOA Board will be September 17 at 7 pm at the Colacicco residence.

The CBHOA Board meeting adjourned at 9:04 pm.