

Country Bend Homeowners Association

Minutes of the Meeting September 17, 2024 at the Vincent and Elise Colacicco residence

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

Member absent: Les Stanbery, Co-chair ACC

Guest: Brandon Krawczynski

Members Attending

The CBHOA Board meeting was called to order at 7:08 pm by President Paul Barton

Reports

- 1. Minutes:** The minutes of the August 2024 meeting were approved by email vote.
- 2. Treasury:** The Treasurer's report was presented by Eleanor Ward. On August 31st the balance was [REDACTED]. Eleanor and Paul will work together to produce the annual budget for the board to approve and also to be reported at the annual picnic. A discussion of the annual dues indicated that it will be based on the annual budget calculation. Vince suggested that [REDACTED] would be reasonable since the expense of repairing and updating the south and north entrances is mostly finished. A motion for the cost of dues will be held at the picnic.
- 3. Update on Entrance Repairs:** Lee Ward indicated he is still waiting for a bid on the straightening of the south entrance pillars. These repairs include plumbing and stabilizing the pillars. Masonry is needed for replacing rocks and restoring the mortar. All the wood needs to be replaced. Lee is waiting for a bid from Manuel. Brandon Krawczynski is also seeing if he can get a bid.
- 4. ACC Report:** Lee Ward reported that Brandon Krawczynski had inquired about having a goat on his property for his daughter's 4H project for a short period of time. She is currently keeping the goat at the fairgrounds barn but because of hardship in the family, transportation for the girl is difficult at best. The project will be finished at the beginning of January. A motion was made by Mike and seconded by Vince that if he gets permission from his neighbors, the board would approve the keeping this animal on his property. This is only being approved because of the short term of the project and the hardship in the family that limits transportation. This motion was approved and Brandon was to ask for written permission. The approval will be reconsidered if there are any complaints.

- 5. Annual Picnic:** Martha Cernicchiaro's primary question to the board was the Agenda that Paul was going to present at the picnic. Paul indicated that there would be a call for nominations for the board including the president and the treasurer. There will also be a discussion of the dues. An agenda for the picnic is attached.

In general the picnic is very well organized. They already have 7 teenagers volunteering to help. Martha asked for guidance on drinks and it was suggested that there would be lemonade, water, and tea. Paul volunteered to bring 2 large drink holders. Mike is loaning a large cooler for ice. Kathy Hostage is contributing fall foliage decorations. Eleanor is to be given receipts for reimbursement. The chef needs half of her fee in advance and the chairs and table are also to be paid in advance. Chef Sala will be arriving early with 2 assistants.

Martha indicated she already has 16 door prizes. 12 or more donations are needed for the cakewalk such as cookies, brownies, cakes and pies.

- 6. Welcoming Committee Update:** Elise Colacicco reported that there is one new family to be visited. In addition there are 3 houses currently for sale in Country Bend.

April Bradford has stated that the National Night Out is on October 1. She has set up a gathering for her zone. Elise contacted the others on the Welcoming Committee and let them know it was up to their section if they wanted to participate.

- 7. Next Meeting and Location:** The next meeting of the CBHOA Board will be November 14 at 7 pm at the Hutzler residence. The general meeting of the CBHOA will be a part of the picnic.
- 8. Property Development Update.** Mike Hutzler reported on the developments that have occurred since the last meeting. Jenny (Lee) Enderlin indicated that the County will take the lead on communication about different concerns that come up between the Country Bend homeowners and the developer (Scott Felder Homes) and the site contractor (V.K Knowlton). The details about the fencing around the new subdivision and the type of gated entrance off of Boerne Forest have not been made clear yet. It appears that the developer is receptive to some kind of cooperative effort looking at damage or accumulation of runoff sediments on individual properties. Bexar County will continue to monitor noise levels and the maintenance of Storm Water Requirements to ensure the contractor stays in compliance.

We do not have final information from the county on the Traffic Impact Analysis. This will be reported when it is available to the CBHOA board. Also, the final phases for the construction of the retention ponds and overflow structures should be completed in the next few weeks.

- 9. Communication Options.** After the introduction of the Remind system at the previous meeting, members felt that we already have a number of ways to contact the neighborhood. In the future this type of notification may be necessary.

New Business

None reported

The CBHOA Board meeting adjourned at 9:18 pm.

Country Bend Annual Picnic

October 20, 2024
at
27425 Autumn Glen

3:00 pm	Start
3:30 – 5:00	Activities
3:30 – 4:30	Petting Zoo
4:40 – 5:00	Cakewalk
4:45	Dinner
5:30 – 6:30	CBHOA meeting
5:30 – 7:30	Firetruck
6:30 – 7:00	Door Prizes
7:15	Clean up
7:30	Fireworks