

## Country Bend Homeowners Association

### Annual Membership Meeting and Picnic


#### Minutes of meeting 20 October 2024 at the home of Vincent and Elise Colacicco

#### Board Members Attending

Paul Barton – President		Lee Ward – ACC Chair
Mike Hutzler - Vice President		Les Stanbery – ACC Co-Chair
Treasurer – Eleanor Ward	absent	Vince Colacicco –Web Master
Secretary - Sue Naylor	absent	Elise Colacicco -Welcoming Cmty
Elaine Hutzler - Member at Large		Rich Garcia – Member at Large

Paul Barton welcomed the membership and began the business meeting with a prayer at 5:30 pm. He recognized the CBHOA Board members and thanked the Picnic Committee; Martha Cernicchiaro, Kathy Friday, April Braford, Kalin Gembler, Peggy Lewis, and Nel Peterson. He also recognized Carolyn Kahle, for providing the Port-a-Potties, Ron Phillips for the sound equipment, and the Colacicco's for hosting.

#### Reports

1. The budget was presented and Paul quickly defined the neighborhood enhancement projects, the regular maintenance costs, and the picnic. Balance on hand is . Based on the this budget, the dues was set at \$80.00 per family. See attachment A for a copy of the budget.
2. Safety issues: He mentioned the following concerns:
  - speed limit is 30 mph everywhere in Country Bend
  - be mindful of children playing, biking, and waiting for the bus
  - UTVs and ATVs on public roads should be operated by a licensed driver and prohibited to those under 14 years of age, unless supervised by an adult driver
3. Water pressure: Paul addressed the concern about water pressure. The water pressure should be 30psi and may be tested at your outdoor faucet. If it's less than 30psi, let the water company know.
4. Other topics of interest were:
  - park your car in your garage and make sure you close your garage at night to avoid any theft
  - covenants are not optional, as they are linked to your deed. The HOA is voluntary, but the covenants are mandatory.
  - Paul informed the membership of the Bexar County Dispute Resolution Center. This information is available at attachment B.
5. Windsong Development: Commissioner Grant Moody's office has been addressing concerns of our community with the developer. If you have concerns you would like addressed, please email [cbnews@gvtc.com](mailto:cbnews@gvtc.com). We will forward them to Jenny Lee of Mr. Moody's office.
6. Ron Haygood from Bexar County ESD #4 briefed the membership on the services and planned improvements and financing of the ESD. See attachment C.
7. Next year's CBHOA Board: Paul announced that he will no longer serve as president and also Eleanor Ward will not be serving as Treasurer. He then asked if there were any members who would like to serve on the board. There were no volunteers. He announced the following members

who will retain their positions on the board; Mike Hutzler, Sue Naylor, Lee Ward, Les Stanbery, Vince Colacicco, Elise Colacicco, Elaine Hutzler, and Rich Garcia. A motion was made and seconded to accept these members on the board. The motion passed.

8. Paul closed the meeting and thanked all who attended. Door prizes were distributed.

Attachment A

Item	Monthly amount	Yearly Amount
<b>Operating Expences</b>		
Bank fee	4	☒
☒	☒	☒
☒	☒	☒
☒	☒	☒
☒	☒	☒
☒	☒	☒
☒	☒	☒
☒	☒	☒
☒		☒
☒		☒
☒		☒
☒		☒

## Attch B Dispute Resolution

Contact info:

Website: <https://www.bexar.org/1357/Dispute-Resolution-Center>

300 Dolorosa

Suite 1.102

San Antonio, TX 78205-3009

Phone: [210-335-2128](tel:210-335-2128)

Fax: 210-335-2941

## Country Bend

Contact info:

Website: <http://www.countrybendhoa.org/>

Contact HOA board bu email at: [cbnews@gvtc.com](mailto:cbnews@gvtc.com)

Mailing address (where you may mail your dues):

CBHOA-PMB #207

24165 IH-10 West, Suite 217

San Antonio, TX 78257



[Scan. Pay. Go.](#)

## Proposed Board Members for 2024-25

President:	<i>vacant</i>
Vice President:	Mike Hutzler
Treasurer:	Eleanor Ward
Secretary	Sue Naylor
ACC Chair:	Lee Ward
Webmaster:	Vince Colacicco
Welcoming Chair:	Elise Colacicco
Picnic Chair:	Martha Cernicchiaro
Members at large:	Richard Garcia, Les Stanbery

## Attch C. ESD #4

Bexar County Emergency Services District No. 4  
26217 Ralph Fair Road  
Boerne, TX 78015  
www.bcesd4fr.org



### BEXAR COUNTY EMERGENCY SERVICES DISTRICT NO. 4

The Bexar County Emergency Services District No. 4 (ESD 4) was formed by public vote in May 2007 to provide first responder services to northwest Bexar County. The ESD 4 serves 25 sq miles of Bexar County from Ralph Fair Road out IH-10 to the Kendall County line, Boerne Stage Road/Toutant-Beauregard northwest to Kendall County, and Ralph Fair Road to Kendall County. The ESD 4 also provides emergency services to the City of Fair Oaks Ranch through an Interlocal Agreement.

#### Highlights of the District

- 12 ESDs provide emergency services to unincorporated areas of Bexar County
- ESD Commissioners are appointed by the Bexar County Commissioners Court
- ESD 4
  - Provides first responder services to approximately 45,000 residents (and growing)
  - Two Stations
    - Station 132 off Ralph Fair Road (across from Camp Stanley)
    - Station 134 off Boerne Stage Rd (by Boerne Stage Airfield)
  - Future Station 135 on IH 10 East Bound access road and Ranchland View
- ESD 4 and Leon Springs Fire Department merged on October 1, 2024, becoming ESD 4 Fire and Rescue
  - Improved First Responder personnel retention
  - Stations manned 24/7 by 5 personnel at each station
  - Currently 53 full time personnel
  - Planned full time personnel increases to keep pace with growth
  - Ambulance/medical transport starting in January 2025
- Funding per State Stat 775, ESDs can collect up to 10 cents/\$100 valuation on prop taxes
- ESD 4 collects property tax of 5.72 cents/\$100 valuation on homes in the District
- Lowest of all Bexar County ESDs
- ESD 4 collects 1.5% sales tax within the District
- ESD 4 2024 income approx \$5.4M (\$2.4M Property Tax and \$3.0M Sales Tax)
- 97.5% of budget to first responders, stations, vehicles, equipment, supplies & reserve
- Recent major expenses incl:
  - 2 new fire engines, \$950,000 each, delivery in May 2025
  - 3 ambulances \$350,000 each, being readied for January 2025
  - New Ladder truck ordered for the apartments along IH-10, \$2.0M
  - IH 10 Station 135 property, \$1.75M
- ESD 4 averages 175 calls per month, including Fair Oaks Ranch (FOR)
  - 72% of calls are medical
- ESD 4 is Insurance Services Office (ISO) rated Class 3/8B
  - Class 1 is best
  - Class 8B is out Toutant Beauregard Rd due to no fire hydrants



Commissioners

- Ron Haygood - President
- Art Rasmussen - Vice President
- Ken Lopez-Maddox - Secretary
- Steve Surratt - Treasurer
- John "Jack" Huber - Asst Treasurer
- Fire Chief - Craig Ramon, cramon@bcesd4fr.org
- Administrator - Charles Laljer, charles.laljer@bcesd4fr.org

Mailing Address: 26217 Ralph Fair Road, Boerne, TX 78015, 210-698-1593

Website: www.bcesd4fr.org

Highlights of the District

- 12 ESDs provide emergency services to unincorporated areas of Bexar County
- ESD Commissioners are appointed by the Bexar County Commissioners Court
- ESD 4
  - o Provides first responder services to approximately 45,000 residents (and growing)
  - o Two Stations
    - Station 135 off Ralph Fair Road (across from Camp 5 Trailer)
    - Station 134 off Boerne State Rd (by Boerne State Airfield)
  - o Future Station 133 on IH 16 East Bounded access road and Ranchland View
- ESD 4 and Leon Springs Fire Department merged on October 1, 2021 becoming ESD 4 Fire and Rescue
  - o Improved fire response time and retention
  - o Stations merged 24/7 by 2 personnel at each station
  - o Currently 53 full time personnel
  - o Planned full time personnel increases to keep pace with growth
  - o Ambulance/medical transport starting in January 2022
- Funding per State Stat 773, ESDs can collect up to 10 cents/\$100 valuation on prop taxes
- ESD 4 collects property tax of 2.73 cents/\$100 valuation on homes in the District
- Town of all Bexar County ESDs
- ESD 4 collects 1.5% sales tax within the District
- ESD 4 2024 income approx \$2.4M (\$2.4M Property Tax and \$3.0M Sales Tax)
- 97.5% of budget to first responders, stations, vehicles, equipment, supplies & reserve
- Reserve major expenses incl:
  - o 2 new fire engines, \$920,000 each, delivery in May 2022
  - o 3 ambulances \$350,000 each, being received for January 2022
  - o New ladder truck ordered for the apartments along IH-10, \$2.0M
  - o IH 10 station 133 property, \$1.75M
- ESD 4 averages 175 calls per month, including Fair Oaks Ranch (FOR)
  - o 72% of calls are medical
- ESD 4 is Insurance Services Office (ISO) rated Class 3BB
  - o Class 1 is best
  - o Class 8B is our Tentant Responder Rd due to no fire hydrants