

Country Bend Homeowners Association

Minutes of the Meeting January 9, 2025 at the Mike and Elaine Hutzler residence

President	Mike Hutzler	ACC Chair	Lee Ward
Vice President	Pat Magers	Co-ACC Chair	Les Stanbery
Treasurer	Peggy Lewis	Web Master	Vince Colacicco
Secretary	Sue Naylor	Member at Large	Paul Barton
Member at Large	Rich Garcia		

Members and Chairs Attending: Elise Colacicco, Welcoming Chair;
Absent: Martha Cernicchiaro, Picnic Chair

The CBHOA Board meeting was called to order at 7:05 pm by President Mike Hutzler

Reports

- 1. Minutes:** The minutes of the November 2024 meeting were approved.
- 2. Treasury:** The Treasurer's report was presented by Peggy Lewis. She and Mike made the transfer of Authorized Signatures at Broadway Bank. In addition her access to the PayPal account has been established. From August until resent [REDACTED] has been received in membership dues. The year at end balance was [REDACTED]. Funds that were deposited in PayPal need to be transferred to the Broadway Bank account. The final numbers for the cost of the picnic were not reported as Martha was not able to attend the meeting. Other expenses were for routine account expenses and the CPS bills for the lighting at the entrances. Mowing charges for the months of August, September and November were also paid.
- 3. Holiday Lights Competition:** Vinnie announced the competition in the CB Newsletter and Lee repainted the signs that were placed in the winners' yards. Evelyn Soto organized the judges. Five winners were identified. Next year, the winners from this year will participate in the judging. Overall the competition was a success.
- 4. Neighborhood Maintenance:** Lee Ward indicated that two bids that were received to repair the south entrance and had similar scope of work although there was a large difference in price. The board voted to award the bid to AMR Handyman LLC at the previous meeting. Lee expected that the job would be started in the week of January 13 depending on the weather.
- 5. ACC Report:** Lee reported that two people had contacted him about restrictions listed in the covenants. There has been one issue of property lines in Country Bend.
- 6. Spring Yard Sale:** A CB Yard Sale is usually held in March or April. Lynn Scoggins and Lisa Patterson have previously organized our yard sale. They will be contacted about this spring sale. Dates to be considered in setting a date are Easter (April 20th) and the timing of Vintage Days at the Rose Palace (listed as April 3-5). After the date is determined the yard sale will be advertised in the CB Newsletter and Next Door.
- 7. Tree Trimming over Roadways in the Subdivision:** Glen Clark found that Bexar County is responsible for branches overhanging the roadway. However, county has not come by to investigate the situation.

- 8. Windsong Subdivision Issues:** There is no news on the Windsong development at this time. However, they are surveying the emergency exit.
- 9. Welcoming Committee Update:** Elise Colacicco reported that there is one new family that was visited. In addition there are 3 houses currently for sale in Country Bend. The new owners will be visited after the sales are completed and they arrive.
- 10. Next Meeting and Location:** The next 3 meetings of the CBHOA Board will be held on Wednesdays. The meetings will be February 19th, March 19th, and April 17th at 7 pm.

New Business

1. An agreement has been made between SAWS and SWWC for emergency water usage.
2. It was noted that the By Laws of the CBHOA should be updated to reflect the changes that have occurred.

The CBHOA Board meeting adjourned at 8:32 pm.