

Country Bend Homeowners Association

Minutes of the Meeting February 19, 2025 at the Mike and Elaine Hutzler residence

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

Members and Chairs Attending: none

Absent: Lee Ward, ACC Chair; Paul Barton; Elise Colacicco, Welcoming Committee Chair

The CBHOA Board meeting was called to order at 7:04 pm by President Mike Hutzler

Reports

- 1. Minutes:** The minutes of the January 9th meeting were approved.
- 2. Treasur :** The Treasurer's report was presented by Peggy Lewis. The balance as of February 1 was [REDACTED]. This was partially due to paying previous expenses of AMR Handyman for repairing the south entrance and paying the yearly Post Office Box fee of [REDACTED]. Multiple deposits for CBHOA dues received [REDACTED] increased the balance to [REDACTED]. Peggy said she has received dues from 98 households. She also indicated that PayPal charges a fee for every transaction.
- 3. Neighborhood Maintenance:** AMR Handyman LLC has finished the repairs on the south entrance and has done an excellent job. They have been paid for their services as indicated in the Treasurer's report.
- 4. ACC Report:** A discussion was held concerning a note left in a homeowner's mailbox. This was also reported in Next Door.
- 5. Spring Yard Sale:** A CB Yard Sale is usually held in March or April. Lisa Patterson has indicated that she is not interested in organizing the yard sale again. Lynn Scoggins 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. .
- 6. Windsong Subdivision Issues:** There is no news on the Windsong development at this time. However, they are surveying the emergency exit. And the emergency exit has been blocked off.

7. **Welcoming Committee Update:** As of this meeting, two new families have moved in: one on Nelson Hill and another on Autumn Glen. These households will be greeted and given packets. Two other houses are still for sale.
8. **Next Meeting and Location:** The next meeting of the CBHOA Board will be held on Wednesday. The upcoming meetings will be March 19th, and Thursday, April 17th at 7 pm.

New Business

1. **Information from the Bexar County Ag Extension.** Mike said that he recently visited the Bexar County Ag Extension. They have information on gardening and tips for lawn care that would be of interest to the neighborhood. It was suggested that Vince could post some information on the website. Sue also reported that Comal County has mulch that is available to anyone.
2. **By Laws.** It was noted that the By Laws of the CBHOA should be updated to reflect the changes that have occurred. Copies of the By Laws and the Articles of Incorporation will be sent to board members by Vince and Peggy.

The CBHOA Board meeting adjourned at 8:06 pm.