

Country Bend Homeowners Association

Minutes of the Meeting November 15, 2024 at the Mike and Elaine Hutzler residence

Members and Chairs Attending

President - elect	Mike Hutzler	ACC Chair	Lee Ward
Vice President -elect	Pat Magers	Co-Chair ACC	Les Stanbery
Treasurer	Eleanor Ward	Web Master	Vince Colacicco
Treasurer – elect	Peggy Lewis	Rich Garza	Member at Large
Secretary	Sue Naylor	Welcoming Chair	Elise Colacicco

Absent: Martha Cernicchiaro, Picnic Chair: Paul Barton

Guests: Elaine Hutzler, Glen Clark

The CBHOA Board meeting was called to order at 7:08 pm by Mike Hutzler

Reports

1. **Minutes:** The minutes of the 2024 Membership Meeting were approved.
2. **Board Positions:** The positions on the board to be filled this year were:

President – Mike Hutzler
Vice President – Pat Magers
Treasurer – Peggy Lewis

Each candidate presented information on their experience and interest in the CBHOA Board. All candidates were approved unanimously.

3. **Treasurer's Report:** The Treasurer's report was presented by Eleanor Ward. Expenditures were [REDACTED] and income primarily from dues were [REDACTED]. The ending balance on October 31st was [REDACTED]. At the picnic the dues for 2025 were set at \$80. There was a discussion of the tasks involved in transferring the authorizations for account from Eleanor to Peggy Lewis.
4. **CBHOA Picnic:** The report from the Picnic Committee was postponed until the next board meeting. Overall the picnic was a great success. Vince Colaccico sent a survey about the picnic to CBHOA homeowners. The responses are included in attachment 1. The main way that people heard about the picnic was through the Country Bend Newsletter and to a lesser extent the postcard mail out and the sign at the entrance to Country Bend. The most cited favorite activity was the opportunity to converse with their neighbors. The comments were highly enthusiastic. There were many useful suggestions for future picnics. Examples of these suggestions are:
 - Name tags with more information such as street or role on the CBHOA Board.4

- Having the picnic on Saturday
 - Identify families with kids
 - Let residents know the dues before the picnic
5. **Update on Entrance Repairs:** Lee Ward presented two bids for 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. The bids were similar in the scope of work. However, one bid was more economical. A motion was made by Les and unanimously approved to award the job was given to AMR Handyman LLC. They are able to start the job quickly.
 6. **ACC Report:** There were no covenant issues for this time period.
 7. **Welcoming Committee Update:** Elise Colacicco reported that there are two homes for sale. It was noted that a home that has been vacant now appears to be inhabited. They will be visited by the Welcoming Committee. Several areas of Country Bend participated in the National Night Out. This national activity is not under the Welcoming Committee but anyone in Country Bend may organize a gathering.
 8. **Windsong Subdivision Issues:** The interaction with Grant Moody's office has been working smoothly. New issues should be reported to the board or his office directly. His office will interact with the developer and/or the contractor.
 9. **Next Meeting and Location:** The next meeting of the CBHOA Board will be January 9 at 7 pm at the Hutzler residence.

New Business

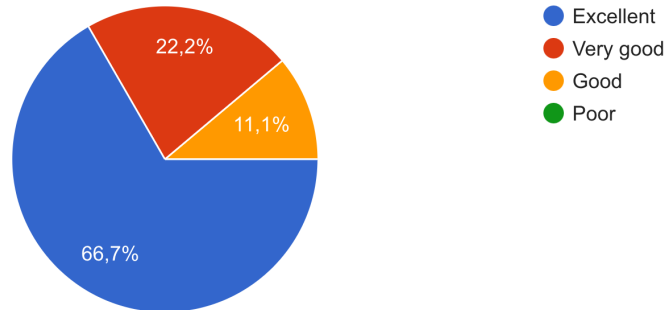
1. **Tree Branches Overhanging Streets:** Glen Clark had questions on several trees that hanging over some streets. He showed pictures of tree limbs hanging so low that they hit the roofs of vehicles on the street. Because the streets are the responsibility of Bexar County, Glen will contact Bexar County to determine if they will trim trees lining the roads. It was suggested that bids for trimming be obtained from several companies in case that it is not the County's responsibility.
2. **Christmas Light Judging Committee:** Announcement of the contest will be in the CB News. There will be 3 categories: Santa's Choice, Judges' Choice and Griswold Christmas. The judging will be held on December 15th.
3. **Yearly Timeline of Events:** Vince suggested making a listing of events that happen yearly. Attachment 2 lists a timeline as occurs presently.
4. **Thank You to Paul Barton:** Paul has been the President of the Board for several years. There was a motion to give him a small token of our thanks for his service.

The CBHOA Board meeting adjourned at 8:30 pm.

Picnic Survey

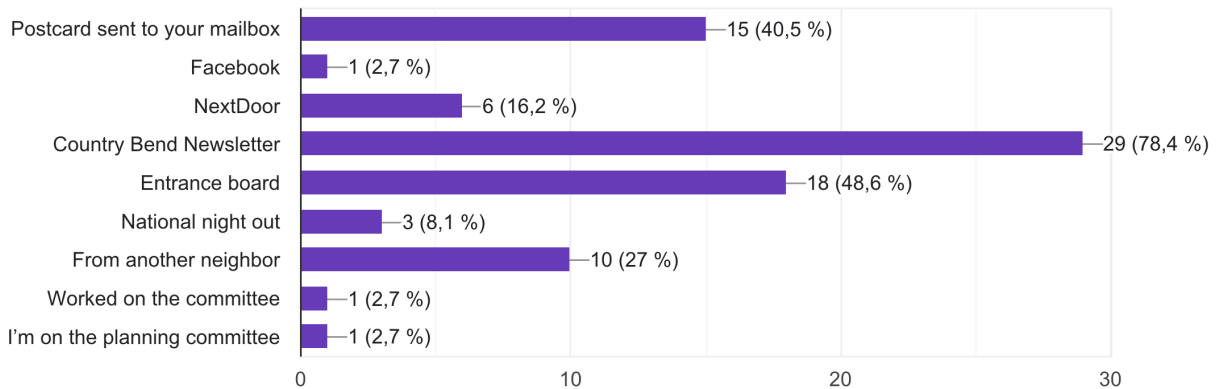
If you attended the picnic, how was your experience?

36 respuestas



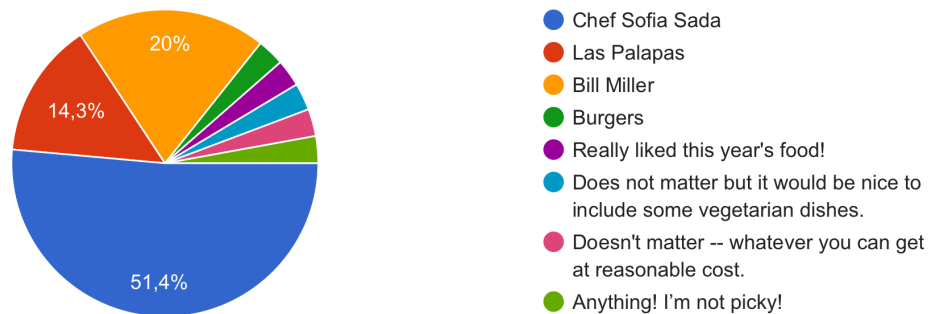
How did you hear about the picnic?

37 respuestas



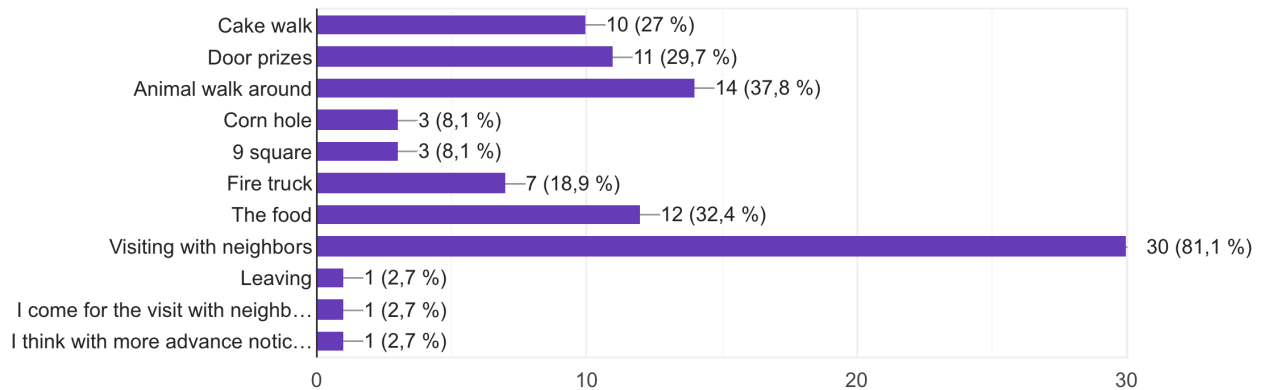
What food would you like for next year?

35 respuestas



What was your favorite activity at the picnic?

37 respuestas



The picnic was great! The committee did a wonderful job! The activities for the kids were wonderful, fun just watching the kids having fun.

Loved how this one went!

Really enjoyed everything.

Best ever. Good job!

Best picnic yet. Many kudos to the new picnic committee! Got a picture of myself with an alpaca to send to my young grandkids and took home a pie from Bumdoodlers.

I thought it was fantastic, and the activities for the young children were right on!

As a first year neighbor I'd have loved some info on the nametags such as a different color or indication for board members or a street name with our names to be able to place people. (Also aware I could get this from the directory if I looked up later). Food and greeting was excellent and welcoming.

Overall, the picnic was so much better than in past years. Chef Sophia's food was a much needed improvement over Bill Millers. The food was great though I found the tortillas on the greasy side. Perhaps there's a better way to heat them up ahead of time so that the line moves faster?

Please consider moving to Saturday evening.

Kids bouncy castle

I would love to have had an organized meet and greet, or even some sort of way to distinguish new neighbors. As new neighbors we did feel like fish out of water a little bit and weren't sure how to facilitate meeting more than a few people. One other suggestion - I'd love to figure out how to get families with kids connected and have the opportunity to get together. Would be awesome to have kids playing all together on the regular!

Live music would be awesome!

JOB WELL DONE for all those who worked so hard to make the picnic a big success! The food was fantastic, neighbors fun to talk to, and the children , both big and small, had a ball!

Thank you for all y'all do! 

It was a VERY enjoyable evening. Well put together and fun. The food was delicious and the activities were fun! Thank you all for the hard work of putting it together. Bravo!

I greatly appreciate all the work the volunteers did to make the picnic a success.

It was a wonderful picnic. Better than ever before and better than than most neighborhoods.

Let people know the dues changed before picnic. More people at the welcome table to move things along.

It was great, more people attended

I was not available to attend.

I thought it was great!

It was a great picnic. Great to see neighbors, great information, and great food. Keep everything the same. Thanks, Susie and Kim Vogel

Attachment 2

JANUARY

Mail out **dues** envelopes

February

Identify **Yard Sale** committee lead. Set date and publicize.

March / April

Yard sale

May

Treasurer gathers data and develops **budget** proposal.

June

Board reviews **budget** proposal and approves a final version

July off

August

Budget is emailed to members for review and comment and approval. **Dues** is established.
Establish **Picnic** committee define and assign tasks.

September

Start advertising, set contracts for **Picnic**
Identify committee lead for **Christmas Lights** contest

October

Get head count for **Picnic**
Host **Picnic**

November

Publish rules confirm team members for **Christmas Light** contest
Develop list of who have paid **Dues**, Prepare letter and envelopes for those who haven't paid

December

Award winners of each category in **Christmas Light contest**. Provide information to cbnews.