

Country Bend Homeowners Association

Minutes of the Meeting May14, 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	
Secretary	Sue Naylor	Member at Large	
Member at Large	Rich Garcia		

Absent: Vince and Elise Colacicco and Elaine Hutzler

The CBHOA Board meeting was called to order at 7:02 pm by President Mike Hutzler

Reports

1. **Minutes:** The minutes of the March19th meeting were approved.
2. **Treasury:** The Treasurer's report was presented by Peggy Lewis. The balance as of May 14th was [REDACTED]. Of the 257 homes in Country Bend, 123 paid the annual dues. Since the dues are not mandatory this is considered an acceptable number.
3. **Neighborhood Maintenance:** The periodic paint touchup of the entrances will be done by Pat Magers. The cost of the stain used is approximately \$50. Brandon Bednarz who takes care of the mowing of the entrances requested that he be paid monthly with a flat fee of [REDACTED]. Last year we paid him a total of [REDACTED]. It was suggested to justify the increase Brandon would clean up the common areas. It was also suggested that the entrances could have a sign indicating that it was his work. This arrangement will begin June 1. Pat Magers will be the point person to interact with Brandon. This arrangement was approved by the board.
4. **ACC Report:** One resident has been advertising to find someone to build him a garage. Lee will inform him that he has to apply for a permit before it can be build. Also, the structure needs to be within the property limits outlined in the covenant.

There also is a sign for a K9 Academy. No businesses are allowed where people come to your home. Since it is not clear how this academy functions, the board will look into the business.

5. **Spring Yard Sale:** There was poor weather on the day of the CB yard sale. There were a half dozen houses participating. The signage and the announcements were good. However, not everything was picked up after the sale by the Angel of Hope Foundation. The possibility of

having a community dumpster was discussed and rejected. The main problem is that it is too difficult to ensure that only allowed materials are put in the dumpster.

6. Windsong Subdivision Issues:

Theft: Information on the stolen vehicles was reported to Grant Moody's office. He contacted the Sherriff's office and they promised more patrols at times when people are leaving and entering the neighborhood. We are registered in a neighborhood watch program.

Cameras: There are issues with putting up cameras to monitor activity. For example, who would be responsible for monitoring activity and maintaining equipment? The best solution is for individuals to have Ring cameras on their houses.

Emergency entrance: There is no update on the emergency entrance. They are attempting to redesign the structure but it is not adequate yet,

7. Welcoming Committee Update: There are more houses for sale and several have been sold. An update will be provided at the June meeting.

8. By-Laws: The board had a preliminary discussion on the by-laws revisions. It was suggested that a small committee of 4 work together to create draft. Then it would be sent to the entire board for suggestions and approval.

9. Board Members and Responsibilites: There was a discussion of filling positions of board members who would like to step down. Lee indicated he would like to quit his position but he is in no hurry. He would work with his replacement in the transition.

Another suggestion is to appoint a committee to decorate the entrances. Lee has decorations that have been used in the past in his garage.

10. Next Meeting and Location: The next meeting of the CBHOA Board will be will be held on Thursday June 19th at the Hutzler residence.

New Business

- 1. Burn Ban.** There currently a burn ban in Bexar County. This information should be posted on the marquee and in the CB News.
- 2. Water Restrictions.** Bexar County is at stage 2 as is SWWC. This means that watering lawn is restricted to one day a week. Details on times and days watering is permitted is listed on the SWWC website and will be reported in the CB News.

The CBHOA Board meeting adjourned at 8:40 pm.