

Country Bend Homeowners Association

Minutes of the Meeting June 19, 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	Elaine Hutzler
Member at Large	Rich Garcia		

Present: Elise Colacicco (Welcoming Committee) and Kathy Friday (Picnic Committee)

The CBHOA Board meeting was called to order at 7:00 pm by President Mike Hutzler


Presentation


The Bexar County Sheriff's Department representatives spoke on the C.O.P. program and gave an update on increased patrols. Deputy Garcia patrols our area (District 10) which extends from I-10 to Bandera. Only 2 deputies are assigned to each shift. There has been increased patrolling in the hours of most activity of the morning and evening. He has noticed several things that can be done by the homeowners to increase security.

1. Close garage doors when not in use and at the end of the day
2. Lock up houses, garages, out buildings and vehicles
3. Our neighborhood is very dark at night. Leave outdoor lights on at night
4. The best deterrent is a camera system
5. House numbers should be clearly visible on the mailbox and home

Cellular on Patrol (COP) program was presented by the executive director Peter Lougee. The program engages members of the community to be crime stoppers. Participants will be trained to be the eyes and ears of the community in the safety of one's car. The Sheriff's Office trains participants. There is a reduced liability for the HOA due to the good Samaritan law. It is a highly visible and non-confrontational approach. The board has information about the program. The COP program will be presented at the annual picnic.

Reports

1. **Minutes:** The minutes of the May19th meeting were approved.
2. **Treasur :** The Treasurer's report was presented by Peggy Lewis. The balance as of June 19th was .
3. **Neighborhood Maintenance:** Brandon Bednarz has agreed to the conditions for his maintenance of the neighborhood. A formal agreement has been drawn up for both parties to sign.

4. **ACC Report:** The K9 Academy has not performed services at their home as yet. They have been informed of the covenant rules concerning business operation in CB homes.
5. **Picnic Committee:** Kathy Friday presented the plans for the picnic in October. The date selected for the 2025 picnic and annual meeting is October 12 with a rain date of October 26th. The National Night Out in Texas is October 7. The Picnic Committee remains the same as last year with Martha Cernicchario and Kathy Friday serving as co-chairs. The budget is estimated at . It was determined that there will be no fireworks. A presentation for the COP program will be presented and it was also suggested that Jenny from Grant Moody's office present the status of the Windsong development.
6. **Welcoming Committee Update:** There are 6 houses for sale and one has recently been sold. The Welcoming Committee will visit the new homeowners.
7. **Next Meeting and Location:** The next meeting of the CBHOA Board will be held on Thursday August 14th at the Colacicco residence.

New Business

1. Mike will be attending a meeting with the Bexar County Public Works and Grant Moody's office on June 25th. Pat and Les volunteered to go with Mike. Details of the meeting will be presented at the August 14th meeting.

The CBHOA Board meeting adjourned at 9:13 pm.