

Country Bend Homeowners Association

Minutes of the Meeting August 14, 2025 at the Vince and Elise Colacicco residence

President	<i>Mike Hutzler *</i>	ACC Chair	Lee Ward
Vice President	Pat Magers	Co-ACC Chair	<i>Less Stanbery *</i>
Treasurer	Peggy Lewis	Web Master	Vince Colacicco
Secretary	<i>Sue Naylor. *</i>	Member at Large	<i>Elaine Hutzler *</i>
Member at Large	Rich Garcia		

*absent **

Present: Elise Colacicco (Welcoming Committee); Kathy Friday and Martha Cernicchario (Picnic Committee).

The CBHOA Board meeting was called to order at 7:00 pm by Vice President Pat Magers

Reports

- Minutes:** A motion to approve the finalized minutes of the June 19th meeting was made by Vince Colacicco and seconded by Lee Ward. The minutes were unanimously approved.
- Treasury:** The Treasurer's report was presented by Peggy Lewis. The balance as of August 14th was \$. Lee Ward made a motion to approve the report and Rich Garcia seconded, The report was unanimously approved.

A budget proposal for next year was presented for discussion. The budget projects expected expenditures based on an analysis of previous years expenditures. Based on that analysis, the Treasurer recommended maintaining the dues at \$80 per year. Pat Magers made a motion to maintain the dues for 2025 / 26 at \$80 per year. The motion was seconded by Vince Colacicco and was unanimously approved.

- ACC Report:** Lee Ward had nothing to report.
- Windsong Development:** Pat Mager and Les Stanbery attended a meeting with Bexar County Public Works (BCPW). Based on information provided by the CBHOA Board and CB residents BCWP performed an inspection that resulted in a Stop Work Order because the Storm Water Prevention Plan was not properly implemented. Also, follow-on work is required: to fix drainage issues, clear debris from drainage easements within Country Bend, and assure retention ponds are properly maintained.
- Picnic Committee:** Kathy Friday and Martha Cernicchario discussed picnic plans with the Board. The picnic and annual meeting is **October 12** with a rain date of October 26th. It was confirmed that Chef Ana Sofia Sada Cervantes will be preparing our food. Chef Sada is one of six

UNESCO Creative City of Gastronomy chef ambassadors to represent San Antonio's food and culture around the USA and overseas. We are very fortunate to have her and her team. The Picnic committee is also pursuing having a couple of gaming tables at the picnic for adults and a display of unique automobiles. Like last year we also will have a cake walk, the petting zoo, face painting and the fire truck. It was agreed that having a beer and / or wine tasting table was not appropriate for our family style picnic. A motion was made by Pat Mage to not have a beer and / or wine tasting table. It was seconded by Lee ward and approved by a vote. **The committee is also asking for more volunteers to help set up tables and manage some of the activities.** Kathy and Martha also discussed having a parade for children on Saturday the 11th. The parade route would be on Autumn Spring between Boerne Forest and Autumn Glen. The Board agreed on the concept.

6. **Welcoming Committee Update:** There are currently 3 houses for sale and another has recently been sold. The Welcoming Committee visited Joe and Allison Church, new homeowners on Boerne Haze and the Akins on Autumn Glen.
7. **Next Meeting and Location:** The next meeting of the CBHOA Board will be held on Thursday September 18th at the Colacicco residence.

The CBHOA Board meeting adjourned at 8:20 pm.