NSAH HOA Annual Meeting
May 18, 2016

BOD in Attendance
Brad Taylor, President
Ed Hobbs, VP
Bobbi Taylor, Secretary
Veronica Campbell, Events
Mike Dammann, Treasurer
Richard Ramos, Special Projects

Brad introduced the Board of Directors and Members at Large and ran through the agenda for the meeting and meeting rules. He also did a high level brief on the slides that would be presented.

Meeting called to order by President Brad Taylor at 7:10pm

Brad introduced the SAAFE Officer for our neighborhood, Officer Mike Killmer. Officer Killmer is the officer that would be called if problems are persistent. Ongoing drug, crime, continuance of motor bikes or four wheelers not getting resolved, etc. Raidsonline.com is the website to look at crime statistics for our neighborhood. The non-emergency police line is 207-7273 (SAPD).

Officer Killmer’s presentation included crimes happening in Alamo Ranch housing area’s so we could be on the lookout for these issues. He also provided helpful advice on how to prevent crimes of opportunity and his involvement.

Elections (Lila Theis)

Lila explained the election rules and board member roles. Nominations from floor where requested but no nominations were provided. Bettie Lee Wilson made a motion to reelect the standing officers by acclamation. Seconded by Eveland Mitchell. The motion carried, and the current BOD remains in place.

Secretary’s Report (Bobbi Taylor):

2015 Annual meeting minutes where read. Motion made by John Bittner to approve the minutes as read, seconded by Joe Aguirre. Carried.

Treasurer’s Report (Mike Dammann). Motion by Kevin Wilson to approve the Treasurers Report as indicated on the PowerPoint slides (attached). Seconded by Richard Bonnet. Carried.

Vice President’s Report (Ed Hobbs)

Code Compliance Officer Stephanie Sanchez has assisted with removing 12 inoperable vehicles. The dumping on Misty Woods and 1604 has been cleaned up once and is in the process of being cleaned up a
second time. No dumping signs have been posted. All residents need to call 311 if they see dumping or anything else that Code Compliance can help with.

The Neighborhood Clean-up was a success but attendance by neighborhood volunteers could have been better. The question was asked if the neighborhood would be getting the new green trash cans, and the answer is yes, but no timeline is known. SAWS is going to be approached again about locking the back gate of the neighborhood. Kudos to Ed for working so well with Code Compliance.

**Architectural Control Report (Brad Taylor):** Brad gave the report since Miguel Sanchez could not be present at the meeting. The Architectural Control Request Form is being reworked. One for new homes and another for sheds, solar panels, garages and improvements.

**Events Committee Report (Veronica Campbell)**

Veronica briefed the events from 2015. Several residents asked about the Neighborhood Garage sale being the entire neighborhood. We will change the signs next year to include the entire neighborhood as long as they get their own garage sale permit. The HOA will only purchase one permit for the park.

A question from the floor asked why the Xmas lighting contest had gone away. We informed them because of the lack of participation. The BOD will discuss continuance of the contest, to include establishment of a signup process on the Website and on Next Door so participants can be identified and they can be notified of the judging.

**Special Projects (Richard Ramos)**

All of the 25MPH signs are in place. Richard explained that we received them due to NSAH being a pilot program in the past, that authorized the lesser speed limit. Normal speed limits are 30MPH. Primary justification for the 25MPH speed limit is due to the absence of sidewalks, and the only walking path being NSAH streets. Richard handed out a map with all the speed limit sign locations. Code compliance has helped with the stop sign corner trimming, but more work needs to be done.

Richard is working with the city for additional flood zone barriers. These are the barriers that are supposed to prevent vehicles from driving in the drainage ditches. The City Park on Thoroughbred is being worked with the City and our District 6 Councilman for funding to add items to the park. No plans are in place at this time.

The BOD is planning to have a TXDOT meeting for NSAH residents in the near future. This will be for residents to have an up-to-date report from TXDOT on the status of the 1604 construction project.

Questions were asked about options to have city sewer in the neighborhood. Brad reported he is working with a resident who had volunteered to help re-engage the topic in total (possibility, cost to residents, timeline, etc.)

**Membership, News Letter, Maintenance, Website (Brad Taylor):**

Brad briefed three positions that the NSAH HOA needs volunteer support for. Membership Coordinator was one of the positions and Ms. Ava Ybarra volunteered. Ms. Jessica Farmer volunteered for the Newsletter Editor position. No volunteers were identified for the HOA Maintenance Coordinator position. The Membership and Newsletter Editor positions will be official Members-at-Large once the BOD has had the opportunity to further discuss and vote.
Brad introduced Mohammed Alawneh (aka: Mo) as the HOAs new Webmaster. Mo volunteered for this position at no cost for his services. He and Brad have built the website as it is seen today, and is still an ongoing project.

**New Business:**

1. **Kevin Wilson:** Asked that we look into the silt runoff from the Alamo Ranch his address is 11607 Enchanted Sunset.
2. **Smart Electric Meters:** People are being approached about installation of smart meters. It was pointed out by a resident that a homeowner can opt out but you must obtain a form from the CPS Energy website and fill it out and submit it to CPS.
3. **One resident asked if we could help get the buses to stop at every driveway when dropping off children.** Due to children walking on the streets to get home. Another resident said no to this. Brad mentioned that his is an issue to take to the School District for discussion.
4. **It was pointed out that School Redistricting for NSAH children was stopped due to residents getting together and going to the school board.**

Brad introduced Mr. Allen Polanski, the owner of the majority of Commercial lots in front. He spoke of his understanding of the covenants and understand concerns by the NSAH residents on what happens with the commercial lots. Brad mentioned that Mr. Polanski is in direct contact with the NSAH BOD and has every intention of ensuring we are informed of future buyers.

Brad noted that the 1.5 hour was not sufficient for a meeting of this nature, and that we would ensure to have 2 hours set aside for next year’s annual meeting.

The meeting was adjourned at 8:40pm

Submitted / Bobbi Taylor, Secretary

Approved / Brad Taylor, President
Treasurer’s Report
(Mike Dammann)

FY 2015 Income Sheet

- $ 3,700.00 Dues Collected (MAY 2015 – APRIL 2016)
- $  0.00 Community Center Fund (BAL $1,907.00)
- $  60.00 Breakfast in the Park
- $ 140.00 Halloween
- $ 150.00 Lions Club Donation **
- $  4.84 Bank Interest

---------------------------------------------

$ 4,054.84 Gross Income ($50 dues paid in FY14)

FY 14 $2,274.83
FY 13 $3,981.58
FY 12 $3,604.03

** Thank You Lions!
Treasurers Report (Cont.)

FY 2015 Expense Sheet

- $ 750.00 HOA Maintenance (mowing, trimming, tree removal)
- $ 679.19 City Public Service (electric)
- $ 594.43 Roadrunner Newsletter
- $ 441.79 Breakfast in the Park (2 years)
- $ 316.62 Halloween Party
- $ 267.40 Signs (Most re-usable)
- $ 154.90 Christmas ($75.76 New Santa Suit)
- $ 23.28 Postage
- $ 17.00 Neighborhood Yard Sale
- $ -3.99 NSAH HOA Website (Credit $125.99 Old Provider)

-------------------------------------------------------------------------------------------

$ 3,240.62 Gross Expenses
FY 14  $3,109.74
FY 13  $2,011.61
FY 12  $5,062.04
Treasurers Report (Cont.)

FY 2015 Balance Sheet

- $ 20,485.77 Balance Forward (5/01/15)
- $ 4,054.84 Gross Revenue
- $ 3,240.62 Gross Expenses
- $ 814.22 Net Gain
- $ 21,299.99 Final Balance (4/30/16)

- $ 5,201.44 Checking Balance (4/30/16)
- $ 16,098.55 Money Market Balance (04/30/16)