

Churchill Estates Homes Association, Inc.

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San Antonio, TX 78216

Voicemail: 210/697-3270

Churchill Estates 2020 Annual Meeting Minutes

December 8, 2020 7:00 PM

Via Zoom

Call to Order

The Churchill Estates Homes Association 2020 Annual Meeting was called to order at 7:02 PM by President Betty Kuykendall. Attendees included 21 residents and 8 board members, Financial Manager Rudolph F. Jass, Jr. (J. J.), CEHA Administrator Kara Mowrey, City Councilman John Courage from District 9 and Officer Kent Novak from Bexar County Constable Precinct 3.

Quorum Verification

Betty asked CEHA Secretary Denise Griffin if we had a quorum (10% of membership or 89 persons/proxies). Denise replied that 92 proxies had been received and there were 29 residents (including board members) in attendance eligible to vote (one vote per household).

Introduction of CEHA Board Members and Staff

Betty introduced the Board Members—Denise Griffin, Secretary; Roberto Moran, Treasurer; Becca Brune, Board Member; Damon Goebel, Security/Rec Center Committee Chair; Amy Ellis; Mikel Brand and Cory Davis. She also introduced Administrator, Kara Mowrey and Financial Manager, Rudolph F. Jass, Jr. (J. J.).

Presentations by Invited Guests

Councilman John Courage, District 9, www.sanantonio.gov

Councilman Courage welcomed the guests. He stated that he wished this were a meeting in person, but he expressed his appreciation for our HOA offering Zoom as an option. He applauded the efforts the City of San Antonio is making to keep our community safe. He stated this year was particularly difficult for the budget. In past years there has been a Participatory Budget, but this year the budget has been reduced. He did mention there are some good projects in the works. Land bridge at Hardberger will be opening soon, and Walker Ranch Park will be getting new bathrooms. The senior community center by Walker Ranch Park has construction starting in January. He noted that Airport Noise / Sound study may not fully reflect the impact for CE due to restrictions during COVID. Councilman Courage reported the new bond will be coming up soon. He hopes to collect info from the community about what is a priority.

He asked for volunteers to serve on the Bond Committee for District 9. This involves a commitment to help organize requests and needs for the community. Petitions are being circulated that are proposing how to restrict or have oversight of SAWS and CPS. He feels these companies are best served in the hands of the experts but with more oversight from the City of SA. There are also potential petitions about reforming how the city works with in the police force. Councilman Courage was proud of the “Back to Work” program that passed. Last spring 160,000 San Antonio residents were who were out of work. Fortunately, about 100,000 have been able to return to work; however, there are still about 60,000 who have been impacted by businesses being closed due to COVID. This Ready to Work initiative will help provide training and

education for residents. He mentioned that we have lost 99% of the tourism business, and this will take time to rebuild. These kinds of things do impact the budget.

Scott Smith asked about the resurfacing of CE Boulevard. He asked if the speed bumps will be grandfathered into the resurfacing. Councilman Courage said the speed bumps will stay. The streets on Huebner were also inquired about when resurfacing may occur. Councilman Courage stated that the 5 year plan may involve Huebner.

Councilman Courage announced an outdoor drive-by toy collection by the Frost Bank field office. These items will go to West Avenue Compassion and Blue Santa. Calendars and Fiesta Medals will be given. It will be from 10am-1pm on Saturday, December 12th. There is also a D9 Home Lights contest. You can email pictures of your yard/home, and residents are invited to drive by and vote for their favorite decorations. There is also a D9 Talent Show; residents can submit a Christmas themed video, and these will be compiled to share on Christmas Eve.

A resident asked about how to address pedestrians and homeless people crossing on non-crosswalks near Churchill High School. Councilman Courage said they are following CDC guidelines at this time due to COVID. They have been advised not to attempt to relocate homeless individuals in case they have COVID; this would only spread it to the community. In the past, Human Services, Code Compliance and SAFFE Officers have been made to assist and relocate residents. This organizations have cleaned up the area and reached out to ask people who are homeless to come in for support and services.

Officer Kent Novak, Bexar County Deputy Constable Precinct 3

Officer Novak reported that CEHA had 585 calls for service this past year. Out of those calls 503 were sent to an officer. Only 15% actually needed to be assigned a case number. 22% of these calls were tied to the apartments on CE Boulevard. 27 accident calls. 19 assault and family violence. The peak hours are typically from 10am – 3pm. Least number of calls is from 3am – 6am. He reported that tailgates have been stolen, and if there are any videos or footage please send to Officer Novak or report to authorities. He emphasized that taking a picture, especially of a license, will prove to be most helpful in investigations. He mentioned that we are a pedestrian heavy neighborhood and reminded residents to walk against traffic. Rey Saucedo asked about how many people are typically pulled over for speeding and traffic violations. Officer Novak explained that the system has just been upgraded, and he will send details later. Officer Novak mentioned that you can have Vacation Patrol to request monitoring for the days you are out of town. Residents can go to www.Bexarpolice.org to make a request.

Residents can continue to contact 311 to report concerns as well as the non-emergency number at 210-207-7273. <https://www.bexarpolice.org/services/vacation-patrol-request/>

Approval of 2019 Annual Meeting Minutes

President Betty Kuykendall asked for a motion to approve the 2019 annual meeting minutes. Amy Ellis made a motion, which was seconded, voted on and approved.

2020 CEHA Accomplishments

Betty asked Becca Brune, Board Member, to share with the attendees projects and events the CEHA Board members and other personnel coordinated during the year and recognized that many projects were completed under the supervision of our property manager, Lee Hacker.

- Offered Adult Only swim days in the summer.

- Installed a new electronic gate at the entrance to the Rec. Center.
- Continued researching options for Swim at Your Own Risk at the pool.
- Held the Yard of the Month Contest from May through September, coordinated by board member Denise Griffin.
- Held a Community Garage sale on Saturday, October 17th – Special thanks to resident Wendy Farar for helping coordinate this event.
- Added entrance holiday light décor for 2020 to the Blanco and Huebner entrances.
- The Architectural Control Committee reviewed numerous requests for roof replacements, siding replacement and fence replacements after the hail-storm in the spring. Other projects approved by ACC included swimming pools, decks and new home construction on the remaining lots in Churchill Estates. It's so nice to see residents keeping their homes in good shape and making updates.
- Coordinated efforts with the City of San Antonio to repaint bike and walking lanes on Churchill Estates Boulevard.
- Replaced the roofs on our pavilion, lifeguard house and shed at the Rec Center after the hail storm.
- Repaired the Blanco entrance brick structure that was damaged.
- Added a new backboard and painted pickleball court lines at tennis courts for residents to enjoy the sport of pickleball.
- Replaced the pumps and filters at the pool in order to meet 2021 standards.
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Financial Report

Financial Manager Rudolph F. Jass, Jr. (J. J.) reported on this year's budget. Total expenses for the year have been \$313,815. Churchill Estates has about \$38,000 in our operating budget, which will be used to pay for CE liability insurance and other major expenses at the end of the year. CE will put about \$66,000 in the reserve fund. The Reserve Fund is intended to support any major expenses such as a crack in the pool. We actually make a \$29,000 to the reserve account. This expense can be covered without disrupting the budget when there is a reserve fund. He reported that there is \$150,000 in the reserve account for the next year. He reported there are approximately 15 homes with liens on them for non-payments. 13 liens have been placed on properties for non-payment. The lien is \$150 in addition to the cost of the attorney to complete them. Dues are proposed to be \$300 for 2020 if paid by January 31. On or after February 1, dues will be \$310 with late fees being added each month that dues are not paid.

Amy Ellis made a motion to accept the 2020 Financial Report. Rey Saucedo seconded the motion. It was discussed, voted on and approved.

Budget

J. J. discussed the 2021 Budget. Dues are proposed to be \$300 for 2020 if paid by January 31. On or after February 1, dues will be \$310 with late fees being added each month that dues are not paid. Lynn Smith asked about increases in amounts related to grounds maintenance and pool updates. It was also suggested to xero-scape parts of the Boulevard. Scott Smith made a motion to accept the 2021 Budget. Roberto Moran, Board Member, seconded. It was voted on and approved.

Board Member Election

Nominees for three-year terms were Sandra Bench, Rebecca Brune, Elizabeth Small and Michele Smith. Nominees took time to introduce themselves to those in attendance at the meeting. The link to vote was shared and votes tallied by Kara Mowrey, Amy Ellis and Mikel Brand. Mikel Brand announced the new Board Members as Sandra Bench, Rebecca Brune and Michele Smith. Betty congratulated the new candidates and welcomed them to the Board.

Open Forum

Betty asked Denise Griffin to make a few announcements before closing. Denise announced:

- The Holiday Yard Decorating Contest judging will be the night of Dec. 17th, so get your decorations up!!
- Google Fiber will begin installing lines in our neighborhood about Dec. 15th. We are getting all the information together and will send it out soon.
- Your 2021 HOA fees are due by the end of January. Dues are still \$310 with a discount of \$10 if you send them in before January 31st.
- Our next board meeting will be Monday, Jan 11th at 7 p.m. Check the website and newsletter for details but it will most likely be by Zoom again.

Adjournment

Betty adjourned the meeting at 8:37pm.