

Churchill Estates Homes Association, Inc.
13423 Blanco Road #288
San Antonio, TX 78216
Voicemail: 210/697-3270

**Churchill Estates 2021 Annual Meeting Minutes
December 7, 2021 7:00 PM
Woodland Baptist Church**

Call to Order

The Churchill Estates Homes Association 2021 Annual Meeting was called to order at 7:01 PM by President Amy Ellis. Attendees included 21 residents and 9 board members, Financial Manager Rudolph F. Jass, Jr. (J. J.), CEHA Administrator Kara Mowrey, Property Manager Mark Smith, Pool Manager Cody Simmons, City Councilman representative from District 9 and Officer Kent Novak from Bexar County Constable Precinct 3.

Quorum Verification

Amy asked CEHA Secretary Mikel Brand if we had a quorum (10% of membership or 89 persons/proxies). Mike replied that 95 proxies had been received and there were 30 residents (including board members) in attendance eligible to vote (one vote per household).

Introduction of CEHA Board Members and Staff

Amy introduced the Board Members—Rey Saucedo-Vice-President, Mikel Brand-Secretary; Rebecca Brune-Treasurer, Jamie Faughn, Lisa Taylor, Betty Kuykendall, Michele Smith, Elizabeth Small; She also introduced Administrator, Kara Mowrey, Financial Manager, Rudolph F. Jass, Jr. (J. J.), Property Manager Mark Smith and Pool Manager Cody Simmons.

Presentations by Invited Guests

Councilman John Courage, District 9, www.sanantonio.gov – Charles Mazuca, Charles.mazuca2@sanantonio.gov

Charles Mazuca came to represent Councilman Courage as Councilman Courage had another commitment. Mr. Mazuca announced that the Lights Contest is being hosted for the community. The Bond Committee meetings are finishing up this month, and reports will be posted soon. Mr. Mazuca offered to do a street analysis of the ratings of street maintenance. Vincent Chacon asked about the 5 year plan for street repairs that are upcoming. Mr. Mazuca explained that the street grade impacts the replacement plan. He offered to come and meet again with the Board to discuss these concerns as part of a sub-committee. Scott Smith asked about the current rating of Churchill Estates Boulevard, and Mr. Mazuca reported that it has a score of 64.5 pavement condition index. It will be on the plan to repair in 2023. Mr. Mazuca also serves as our Zoning Liaison for CE. Lisa Taylor inquired about a lighting ordinance and asked about the illumination on Blanco/CE Blvd. Amy Ellis mentioned the participatory budget and asked for residents to share their voice when it comes out again in May. Lisa Taylor mentioned the importance of subscribing to the D9 Newsletter and asked Mr. Mazuca to research the homeless encampments that are along Blanco Road.

Officer Kent Novak, Bexar County Deputy Constable Precinct 3

Officer Novak reported that CEHA had 673 calls for service this past year. 116 cases actually needed to be assigned a case number. 41% of the reports made were burglary, forgery or identify theft reports. Officer Novak has stopped over 50 vehicles and had several towed for various violations. Officer Novak mentioned that we are a pedestrian heavy neighborhood and reminded residents to walk against traffic and ride a bicycle with traffic. He encouraged residents to wear reflective gear when walking and biking and to be mindful when driving. Officer Novak suggested putting this information in the next newsletter. He reported that San Antonio is #5 in US cities for package theft. 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. A resident asked how long a car can be parked in the street; Officer Novak shared that residents can contact 210-207-7273 to report violations. Lisa Taylor also asked about lighting along the Boulevard. Amy mentioned Mark was looking into options that might fit the lighting ordinance.

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/>

Swim at Your Own Risk (SAYOR), Betty Kuykendall and Mark Smith

Betty reported that they are working to install SAYOR for the new year. A few pieces of technology are delayed, but it will be installed when it arrives. She asked residents to watch the newsletter and website to find out when residents can sign up for SAYOR. There will be specific rules and regulations for permission that will be given to residents to access the pool without lifeguards. Betty explained that concerns such as pool upkeep and cleanliness will be monitored. Resident Kevin Duewel expressed interest in serving on the SAYOR committee.

10 Year Master Plan Committee, Rebecca Brune and Rey Saucedo

Becca introduced the 10 Year Master Plan Committee to residents in attendance. She explained that projects can be aligned with priorities and focus on the best ways to spend our CE budget to meet these priorities. Committee Members include Rebecca Brune, Rey Saucedo, Jamie Faughn, Bryce Belden and Glen Guerra. The Committee will have a survey that the community can participate in to share their voice on areas to focus on. Becca mentioned that the committee is looking at residents moving in and out of the community to help decide what will be most meaningful for our neighborhood. They are also partnering with our CEHA Managers to better understand the CE history and needs.

Approval of 2020 Annual Meeting Minutes

President Amy Ellis asked for a motion to approve the 2020 annual meeting minutes. It was voted on and approved. Mikel Brand, Elizabeth Small and Lisa Taylor volunteered to be a part of the Minutes review committee, so minutes can be posted and shared for those not in attendance.

2021 CEHA Accomplishments

- Painted underside of pavilion
- Replaced roof on pavilion and guard stand
- New 911 phone has been installed
- Brick wall repaired at Huebner internet
- New Wi-Fi installed at pool area
- LED lighting updated at tennis court
- Gate installed at entrance to Rec Center
- Barbeque grills replaced at Rec Center
- Annual events hosted – July 4th parade, Easter Egg hunt and Swim Kick Off BBQ

- Mulch replaced at playground area
- Successful swim team season
- Lifeguard stands replaced and new pool chairs added

Financial Report

Financial Manager Rudolph F. Jass, Jr. (J. J.) reported on this year's budget. Total expenses for the year have been \$278,817, and approximately \$288,143 income. Churchill Estates has about \$68,000 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 made a \$29,000 contribution to the reserve account this past year. He reported that there is \$150,520 in the reserve account for the next year.

He reported there are approximately 9 homes with liens on them for non-payments. The lien is \$150 in addition to the cost of the attorney to complete them. Dues are proposed to be \$300 for 2022 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.

Budget

J. J. discussed the 2022 Budget. Dues are proposed to be \$300 for 2022 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. Residents asked about the change in grounds maintenance budget. J.J. explained that last year \$20,000 was included in ground maintenance for SAYOR and another \$10k for lighting at the tennis courts. Another resident asked about rebates for commercial lighting. Mark Smith will look into these options. The affordable dues for our community was inquired about when compared to neighboring communities. As a self-managed community, the services can be handled directly and are often times more affordable. The Board also works to be mindful of expenses as well to keep the neighborhood in good standing. Scott Smith made a motion to accept the 2022 Budget. Vincent Chacon seconded. It was voted on and approved.

Board Member Election

Nominees for three-year terms were Gloria Contreras, Amy Ellis and Elizabeth Small. Nominees took time to introduce themselves to those in attendance at the meeting. Amy congratulated the new candidates and welcomed them to the Board.

Open Forum

Amy asked Rey to help answer questions as needed. Gloria Contreras asked about hail damage being filed this past year. Rey stated that we did file for hail damage that occurred at the Rec Center, and the project was completed this past summer. Sonia Hart asked about pickleball. Rey mentioned that the Master Plan Committee will be exploring this option as well as working to make the courts ADA accessible in the future. Vincent Chacon asked about exercise stations, and this has been forwarded to the Master Plan Committee as well for review. Sonia Hart inquired about package delivery and trucks in the Rec Center. This may need to be revisited as delivery changes have been made. The Board will revisit the contract and review current traffic at the Rec Center related to package delivery.

Amy asked Scott Smith to share updates on behalf of D9 Alliance. Scott shared that this committee will be meeting monthly to explore major issues and needs. Scott Smith will be sure to advocate on behalf of CE and the Board as needed.

Amy thanked residents in attendance, and she recognized our Architectural Control Committee. These new ACC team members include Vincent Chacon, John Mark Connolly, Samantha Mancha-West, Jamie Ferguson and Kathy Yates.

Amy asked Mikel to make a few announcements before closing. Mikel announced:

- The Holiday Yard Decorating Contest judging will be the night of Sunday, Dec. 19th.
- Santa will be visiting the neighborhood on Sunday, December 12th. He is finalizing his route but the plan is for him to be here in CE from 2 to 5. Check the website for updated information.
- Your 2022 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. Residents that live in the gated area --- please remember that you pay dues to 2 separate HOAs and those payments MUST be made separately. Invoices may be late due to Neighborhood News dealing with a paper shortage, but dues should still be paid by the end of January to be on time.
- Our next board meeting will be Monday, Jan 10th at 7 p.m. Check the website and newsletter for details concerning location.
- Sign up for emails from the board with current and important information.

Adjournment

Amy adjourned the meeting at 8:39pm.