

Churchill Estates 2022 Annual Meeting Minutes
December 7, 2022 7:00 PM
Woodland Baptist Church

Call to Order

The Churchill Estates Homes Association 2022 Annual Meeting was called to order at 7:02 PM by President Rey Saucedo. Attendees included 9 residents and 7 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

Rey asked CEHA Administrator if we had a quorum (10% of membership or 89 persons/proxies). Kara replied that 113 proxies had been received and there were 16 residents (including board members) in attendance eligible to vote (one vote per household).

Introduction of CEHA Board Members and Staff

Rey 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

Councilman Courage thanked the community for their involvement this year in San Antonio. He reported that street improvements will begin this next year for Churchill Estates. He invited everyone to the District 9 Christmas Party to be hosted at the new Senior Center by Walker Ranch. He also reported that there would be a Churchill Clean up on Sunday, December 11th for those who would like to attend. A resident requested information and updates once streets and lights are worked on. Charlie Mazuca noted that public forums will be held, and he will collaborate with the CE Administrator to notify the community.

10 Year Master Plan Committee, Rebecca Brune, Gloria Contreras and Rey Saucedo

Rey reported that the 10 Year Committee was chartered to evaluate all assets in the community. A survey was sent to all the community via email, on the website and in the newsletter. The Board allocated a significant contribution to be put toward the 10 Year projects. A land survey will be conducted to evaluate the property and land. This survey will help prioritize projects for the community. Gloria invited anyone in the community to get involved in the 10 Year Committee, and Rey invited residents to share feedback in surveys, email and at Board Meetings.

Approval of 2021 Annual Meeting Minutes

President Rey Saucedo asked for a motion to approve the 2021 annual meeting minutes. Scott Smith made a motion to approve; it was seconded, and approved.

2022 CEHA Accomplishments

- Initiated 10 Year Committee survey with over 130 residents participating with feedback
- Implemented Swim at Your Own Risk program and extended pool access for residents from April-October
- Selected and trained 5 new Architectural Control Committee Members
- Hosted summer yard of the month to honor 4 homes in the community
- Implemented online reservation system for tennis and pickleball reservations
- Successful July 4th event - hosted first bike rodeo and partnered with Councilman Courage's office
- Spring Event
- Fall Event - participated in food drive to support Churchill High School
- New LED lighting upgrades along Churchill Blvd approved and provided by COSA.
- Neighborhood park upgrades: surveillance cameras, restroom renovations, etc.

Financial Report

Financial Manager Rudolph F. Jass, Jr. (J. J.) reported on this year's budget. Total expenses for the year have been \$297,411, and approximately \$301,00 income. Churchill Estates has about \$112,539.12 in our operating budget, which will be used to pay for CE liability insurance and other major expenses at the end of the year. The reserve account has \$150,000 with \$50,000 cash and \$100,000 in 18 month CD at 3.03%APR.

He reported there are approximately 57 homes with uncollected dues. Total owed is \$24,211.11. 10 residences owe for over a year, and 3 letters are being sent for extenuating dues. Dues are proposed to be \$330 for 2023 if paid by January 31. On or after February 1, dues will be \$340 with late fees being added each month that dues are not paid.

Budget

J. J. discussed the 2023 Budget. Dues are proposed to be \$330 for 2023 if paid by January 31. On or after February 1, dues will be \$340 with late fees being added each month that dues are not paid. Bills will be mailed out January 1. Residents can also pay online on the CE website via PayPal.

Scott Smith made a motion to accept the 2022 Budget. Michele King seconded. It was voted on and approved.

Board Member Election

Nominees for three-year terms were Mikel Brand, Vincent Chacon, Jackie Harris, Hannah Santiago and Rey Saucedo. Nominees took time to introduce themselves to those in attendance at the meeting. The new board members are Mikel Brand, Vincent Chacon and Hannah Santiago.

Open Forum

A resident offered to make a donation to replace the basketball nets.

Adjournment

Rey adjourned the meeting at 7:50pm.