

**Minutes of the Annual Meeting of the General Membership
Promontory Pointe Homeowners Association
October 20, 2022**

A meeting of the general membership of the Promontory Pointe Homeowners Association, a Texas nonprofit corporation (the "Association"), was held at Lifehouse Church, located at 20825 Wilderness Oak, San Antonio, TX 78258, pursuant to call by the President of the Association.

Directors Present: Jeff Clay, Julie Agena, Ryan Sweeney, Erwin Flores, Steven Mills, Rick De La Rosa, Mark Fantasia, Jerry Becan

Also Present: Ken Piland, Association Manager, Diamond Association Management and Consulting

Call to Order: The meeting was called to order at 7:00 p.m., the President being in the chair and the recording Secretary present.

Verification of Quorum: Mr. Piland verified that the quorum requirements were met. A quorum of 10% of the 772 total lots is required. Homeowners present represented 33 homes. There were 43 electronic votes, and 60 combined in person, mail in or proxy ballots, for a total of 103 homeowners represented. Therefore, the quorum requirements were met.

Introduction: Mr Clay, President, introduced himself, the Board members present and Mr Piland.

Adoption of Standing Rules: Standing rules, as published in the annual meeting packet for homeowners present in the meeting, were presented and adopted in accordance with HOA rules.

Proof of Notice: Mr Clay stated that, in accordance with the bylaws of the Association, the proof of notice of the Annual Meeting was sent to each homeowner via first class mail postmarked October 6, 2022. All homeowners present indicated receiving a copy of the packet.

Appointment of Tellers: Tellers were appointed to oversee election vote counting in accordance with HOA rules.

Approval of Minutes of Previous Annual Meeting: The membership received a copy of the minutes for the annual meeting held October 28, 2021. Mr Clay asked if there were any corrections needed. The meeting minutes were approved by the membership with no corrections.

President's Report: Mr Clay updated homeowners on the activities of the Board during the past year including improvements and events. The Board continued fiscal discipline and contributions to reserve funds. The Board has been working with City officials to address concerns, and participates in the District 9 Neighborhood Alliance to be involved in issues pertaining to this City district and to maintain contact with the Councilman's office as well as other elected officials. The Board has maintained contact with the SAPD SAFFE Officer regarding concerns in the neighborhoods. The Board participated in seminars for education regarding new legislation affecting HOAs from last session, and collaborated with the HOA attorney to ensure compliance and establish community policy. The Board has been working with Google Fiber regarding installation in the neighborhoods and advocating for the benefit of homeowners whose yards may be affected.

Treasurer's Report: Mrs. Agena provided homeowners with a copy of the current balance sheet and provided an overview of the current financial status, which she reported is very strong with sufficient operating funds, strong reserve funds, and no debt. She discussed the importance of reserve funds for future common area and neighborhood major repairs and replacements, and that the Board has been diligent in working toward reserve fund goals which were presented. She reminded homeowners that the current budget is posted on the HOA website, and the Board will be finalizing the 2023 budget in November. She also reported that collection of assessments is currently at 97%-100% for 2022, and answered a variety of questions from homeowners.

Committee Reports:

Landscaping: Mr Clay discussed various improvements that were completed.

Security: Mr Clay encouraged homeowners to be mindful of personal security at home, encouraged participation in the SAPD Citizens on Patrol (COP) program, and he reported the recent National Night Out event had a successful turn out.

Recreation: Mr Clay discussed various improvements that were completed or planned for the near future.

Social: Committee member Melissa Reyes reported the Social committee has been coordinating events but is in need of additional volunteers.

Communication: Mr Clay encouraged homeowners to sign up for emails if not already receiving them and utilize the website. He reported that a volunteer is needed to help with the emails and website.

Architectural Control Committee: Mr Clay discussed the importance of obtaining approval for any exterior improvement/change prior to doing the project, but that approval is not needed for replacing something with the same color or materials.

Presentations: Bryan Naylor, Community Safety Liaison, Assistant for the District 9 City Council Office, provided information regarding upcoming events including Stone Oak Regional Planning meeting Oct 27, participatory budgeting for residents to vote online, with details and contact info available at <https://www.sanantonio.gov/Council/d9>. He reported CPS has a deadline for solar panel rebates Dec 17, and discussed speed trackers/radar feedback signs being placed in the area including on Wilderness Oak. He discussed cluster mailbox vandalism and theft and provided resources for this. He also addressed a variety of questions from homeowners.

Appreciation was expressed for the service of outgoing or recently resigned Board Directors: Marshall Moody, Jonathan Groenke, Stephanie Reyes, Kelton Day.

Election of Three Directors: There were three candidates for the three open Board positions with none from the floor. Ballots were collected by Diamond staff. After tabulation of all ballots with observers present at the Diamond office, Mr Piland announced on October 25, 2022 the election of the following three members:

Erwin Flores (Reserve), Enrique (Rick) De La Rosa (Peak), Charles (Charley) Schmidt (Pointe).

Questions from Floor: Mr Clay and the Board addressed questions/concerns from homeowners on a variety of topics.

Adjournment and Homeowner Forum: A motion and second motion were made to adjourn the Annual Meeting at 8:52 p.m.

Respectfully submitted,

Julie Avena,
Secretary, Promontory Pointe HOA