Stone Oak Property Owners Association
Board of Directors
May 17, 2017 – 3:30PM
Held at 19210 Huebner Rd. San Antonio, TX

Property Owners’ Forum

Directors Present:
Art Downey- Chairman, John Fike, Jeff Graye, Randall Hawkins, Michael King, John Kiser, Viki Melton, Ken Piland, Rick Rawley, Joe Silman

Directors Absent:
Tina Hinson

Guests:
Christina Gonzalez, Meg Lorente, Mike Thurman

Call to Order:
Mr. Downey called the meeting to order at 3:32 PM.

Roll Call:
A quorum was established at 3:33 PM.

Adoption of Agenda:
Mr. Downey inquired if anyone had any changes or additions to the agenda; there were none.

Approval of April Meeting Minutes:
Mr. Fike motioned to approve April meeting minutes; Mr. Rawley seconded, unanimously approved.

Acceptance of April Financials:
Mr. Silman motioned to accept April 2017 Financials; Mr. Kiser seconded; unanimously approved.

Committee Reports:

A. Aesthetics – Mr. Kiser reported the organic composting of all islands is complete, approximately 1075 cu yards applied. The “As Built” automation project is 90% complete. This project will allow us to update changes on our islands such as, irrigation valves, meters, plants, etc. and to be updated online vs the current manual process. The mulching of all planting areas and tree wells will start this month. Mr. Kiser informed the committee the irrigation schedule has been set to Summer run times. M, W, F, 40 minutes, twice a day.

B. Architectural Review – Mr. Piland reported the log has been sent out and he updated the BOD of current ongoing projects.

C. Budget and Finance- Mr. Silman stated nothing new to report.

D. Community Issues – Mr. Downey reported early voting begins May 30th with the run-off election for Mayor and City Councilman on June 10th. The next District 9 meeting will be held on Wednesday, May 24th at Stone Oak Methodist Hospital.

E. Neighborhood Representatives – Ms. Melton reported the May meeting was well attended. The guest speakers were Jon Green, Eddie Reyes, and Pete Garza. Jon Green is the project manager for the 281 expansion project. Ms. Melton informed the BOD all three men were very enthusiastic about the project and were available for questions.
Old Business:

A. **Management Company LLC Report** - Mr. Fike reported staff has been working on the 2016 Audit, final preparation for the July assessment billing is underway.

New Business:

A. **Internal Controls Review** - Mr. Silman motioned to approve $5,000 for an internals control review, and for BOD to allow the Finance Committee to choose an Accounting Firm to perform the review; Mr. Piland seconded, unanimously approved.

B. **ARC Submittal Form** - Mr. Piland motioned to approve the drafted New Construction Submittal Form for the new development/projects with edits drafted by Mr. Thurman to provide disclaimer of specificity; Ms. Melton seconded, unanimously approved.

The regular session was adjourned for Executive session at 5:06 pm. The meeting was called into executive session at 5:07 pm. The Board approved to have the list of accounts provided by the Property Manager, dated 5-17-2017, to be transferred to the attorney for action on 5/31/17. There was one foreclosure discussed. There were no write-offs. Executive session was adjourned at 5:20 pm, and regular session adjourned at 5:21 pm.

**APPROVED:**

Joe Silman
President

Kenneth B. Piland
Secretary