

Summerwood Annual Property Owners Association - Meeting Minutes

Tuesday, April 23, 2024, 7:00 PM, Rudy's BBQ Restaurant, New Braunfels

Meeting was called to order by President, Matt Dirienzo at 7:05 PM

A brief introduction and opening remarks followed

- Board member introductions
- A general overview of our POA, what it does and why it exists

A financial report was provided by Treasurer, Scott Matthews

- Year-end 2023 balance = \$35,488.56
- POA insurance premiums increased by \$300 year over year. Utilities, property tax and misc. expenses continue to increase.
- 2024 dues collection: of 139 invoices mailed, 108 have paid and 31 are late. Of the 31 nine owe for two+ years. The 31 with unpaid dues represents a shortfall to the POA of \$5,043. Final notices to go out next week.
- A 10% increase in homeowner dues was instituted effective immediately for 2025.
- Financials are attached to these minutes

A motion was made, seconded and vote approved to accept the financial report.

Update of POA Events from 2023 & 2024 were provided by event coordinators:

- Cortney Kinnan presented an update on Summerwood's National Night Out which was held in Oct '23. Event was held on the tennis court and was well-attended with Cortney grilling up hot dogs and residents provided side dishes and chips. Cortney accepted the event coordinator's role '24's NNO which is scheduled for the 1st Tuesday in October.
- Erin York provided details on the "Summerwood Neighborhood Garage Sale" which was held just a couple of weeks prior on 4/6/24. It was estimated that approximately 12 families participated. Plans are to repeat the event in 2025.
- Erin York also reminded everyone that the neighborhood Facebook page is active and is the source of information about upcoming events and noteworthy information about Summerwood. The Facebook Group name is "Summerwood Neighbors Connect". Also, the POA's web page is summerwoodnb.org

Project Improvement Updates for 2023:

- Cortney Kinnan provided an update for the "Traffic Committee" regarding efforts to slow traffic on Fair Lane. City of NB installed traffic measuring equipment per the committee's request. Unfortunately, City of NB reported back that traffic volume for the measured period was not sufficient to pursue installation of speed bumps. City did not offer any additional solutions to the traffic congestion in the area of Fair Lane next to the park.
- Matt Dirienzo displayed "before" and "after" photos of the successful completion of Phase 1 of the drainage ditch overhaul project. Contractor hauled away 12 loads of brush, tree limbs and vines. Next step is for the board to meet with City engineer regarding their suggestion as to how to pursue and to identify electrical wires that have been exposed over the years of erosion.
- The tennis court cleaning has been approved and will be advanced.

Complaints voiced by residents

- Several boats and trailers are parked on streets and driveways. Parking these on the street is a city violation. Parking them in the driveway is a POA violation.
- Sidewalk maintenance that involves safety concerns is the responsibility of the homeowner to repair
 - not the city or POA

Other matters

- A new parking fee arrangement is being initiated along Fair Lane at River Acres Park. A free resident parking permit can be obtained from the city Parks department.
- Erin York suggested we initiate a neighborhood library for residents to enjoy.
- Scott discussed cutter ants and how to properly eradicate them. It requires a specific chemical and method. He encouraged anyone with the issue can get with him. Contact info is on summerwoodnb.org

Board members elected for 2024:

- Matt Dirienzo- President
- Courtney Kinnan- Co-Vice President
- Erin York- Co-Vice President
- Scott Matthews- Treasurer
- Ron Ernst- Secretary

The annual door prize give-away was conducted by Scott with 19 prizes (with 22 attendees).

There being no further business the meeting was adjourned at 8:15 pm.

Action Items:

- Meet with city engineer on how to manage the park ditch – Scott
- Proceed with power wash of tennis courts – Scott
- Purchase chemical to combat cutter ants in park – Scott
- Front sign update project – Scott
- Check park back corner back fence by river as it may have issues – All board members
- Determine if someone is camping under the park deck – All board members
- Consider painting Pickle Ball lines on tennis courts – All board members
- Plan National Night Out - Erin

Financials for year 2023 attached:

Summerwood POA - 2023 Expense and 2024 Budget Worksheet

	2023 Budget	2023 Actual	2024 Budget
Utilities	1,800.00	1,360.83	1,800.00
Lawn Care	4,000.00	3,575.00	3,800.00
Insurance	3,000.00	3,082.00	3,300.00
Property Tax	1,800.00	1,265.06	1,400.00
P.O. Box Fee	80.00	166.00	175.00
Web Site	250.00	0.00	250.00
Office Supplies/Stamps/Mailing	150.00	189.00	250.00
Meeting - Misc.	150.00	0.00	150.00
Garage Sale	150.00	0.00	150.00
Annual Meeting	400.00	514.41	550.00
Wood Meadows	500.00	1,685.27	500.00
Bank Fees	35.00	0.00	35.00
Sprinkler Backflow	230.00	0.00	230.00
Total	12,545.00	11,837.57	12,590.00
Projects	20,000.00	6,737.51	20,000.00
Emergency Fund	1,000.00	0.00	1,000.00
Total:	33,545.00	18,575.08	33,590.00

2023 Actual / 2024 Projection

	2023 Actual	2024 Estimate
Beginning Bank Balance	\$36,310.66	\$35,488.56
Inflows (Dues & Fees)	<u>\$17,752.98</u>	<u>\$20,000.00</u>
Total	\$54,063.64	\$55,488.56
Expenses	\$18,575.08	\$33,590.00
Ending Balance	\$35,488.56	\$21,898.56

Summerwood POA - 2023 Detail

General:	January	February	March	April	May	June	July	August	September	October	November	December	Total
Utilities - Park	\$76.99	\$70.18	\$67.23	\$71.87	\$65.62	\$51.57	\$55.89	\$59.35	\$54.07	\$82.92	\$80.24	\$81.78	\$817.71
Electric	\$57.02	\$50.21	\$47.26	\$51.90	\$45.65	\$31.60	\$35.92	\$39.38	\$33.44	\$42.92	\$40.24	\$41.78	\$517.32
Water	\$19.97	\$19.97	\$19.97	\$19.97	\$19.97	\$19.97	\$19.97	\$19.97	\$20.63	\$40.00	\$40.00	\$40.00	\$300.39
Utilities - Entrance	\$44.52	\$45.27	\$44.66	\$43.64	\$43.88	\$42.66	\$41.45	\$42.04	\$40.27	\$51.81	\$51.71	\$51.21	\$543.12
Electric	\$32.72	\$33.47	\$32.86	\$31.84	\$32.08	\$30.86	\$29.65	\$30.24	\$28.33	\$35.83	\$35.73	\$35.23	\$388.84
Water	\$11.80	\$11.80	\$11.80	\$11.80	\$11.80	\$11.80	\$11.80	\$11.80	\$11.94	\$15.98	\$15.98	\$15.98	\$154.28
Sub-Total - Utilities	\$121.51	\$115.45	\$111.89	\$115.51	\$109.50	\$94.23	\$97.34	\$101.39	\$94.34	\$134.73	\$131.95	\$132.99	\$1,360.83
Note: Utility entries reflect Due Date vs. usage month. (reflects bank debit)													
Lawn Care	\$215.00	\$215.00	\$365.00	\$365.00	\$440.00	\$440.00	\$400.00	\$275.00	\$200.00	\$220.00	\$220.00	\$220.00	\$3,575.00
Jan plus 2020 from Dec. outstanding check													
Insurance													\$3,082.00
Property Tax	\$1,265.06												\$1,265.06
P.O. Box Fee (and stamps)												\$166.00	\$166.00
Web Site													\$0.00
Misc:													
Stamps/Envelopes		\$189.00											\$189.00
Meeting - Misc.													\$0.00
Sprinkler Backflow													\$0.00
Garage Sale													\$0.00
Annual Meeting Door Prizes				\$414.41			\$100.00						\$514.41
Wood Meadows		\$1,685.27											\$1,685.27
Bank Fees													\$0.00
Projects:													
Park Lights						\$481.64	\$730.69						\$1,212.33
Ditch Clean-Up			\$2,000.00										\$5,150.00
National Night Out										\$375.18			\$375.18
Park brush removal													\$0.00
Total by Month	\$1,601.57	\$2,204.72	\$2,476.89	\$894.92	\$549.50	\$1,015.87	\$1,328.03	\$376.39	\$294.34	\$729.91	\$1,908.95	\$5,193.99	\$18,575.08
Total YTD Expenses =	\$18,575.08												

Chk Not Cleared = \$0.00
 Total YTD Expenses = \$18,575.08