

La Bandera Phase III 2023-2024

HOA Board Meeting

April 16, 2024

The La Bandera Phase III HOA board meeting was held via Skype on Tuesday, April 16th, 2024, commencing at 6:31PM.

Members present: Eron Ellis; Terri Gunther; David Jeffreys; Amy King; Anita Mitchell

- The Minutes of the March 2024 meeting were reviewed and approved.
- New board members were welcomed and officers were assigned. Eron = President; Amy = Secretary; David = Treasurer
 - ✓ Members talked about receiving editor access to the HOA Google Drive. David will look into that request.
- Treasurer Report: Recent financial activity was reviewed.
- It was reported that there was an ACC request for a new roof which was approved.
- A new HOA policy (Enforcement Policy and Fine Schedule) was implemented by the state of Texas in December 2023. David wrote the current La Bandera policy (available on the website), and he encouraged new board members to read it over for familiarity, questions, and/or modifications.
 - ✓ Anita suggested that we make hard copies of this policy to disperse to homes.
 - ✓ Eron proposed that we forgo printing copies of the entire document but rather put the information in the newsletter. If a homeowner would like a hard copy of the policy, we could bring a copy to them. This will save much in the way of postage and paper waste.
- Non-Conformance Issues were discussed:
 - ✓ What do we do about non-conformance issues? We talked about garbage cans (Is this seriously a problem? Do we need to worry about trash cans being put away?). We want to be neighborly but also have things look nice. Eron and Amy both admitted that they're not necessarily the confrontational types to want to take care of these points of contention.
 - ✓ Many yards have out-of-control weed issues. This seems to be a bigger problem than the garbage cans.
 - ✓ Terri has been the first point person when an issue arises. She reports that most people are receptive to an in-person warning, and typically, they take care of the concern in a timely manner.
 - After an in-person visit, a follow-up letter is sent, if needed.
 - No formal decisions were made regarding individual addresses and non-conformance issues.
 - ✓ It's time to think about Lawn of the Season. If board members have addresses to share, send to Terri. Eron suggested we "talk it up" a bit to see if more people would be enticed to want to win.

- Talked about possibly getting a newsletter issued before our next meeting. Eron will thank households for paying dues and give reminders about yard maintenance and garbage cans. If neighbors want a copy of the Enforcement Policy and Fine Schedule, that reminder will be given. Include information about Happy Hour.
- We will try for a spring social on Friday, May 3, 6:00-7:30PM. We are trying something new with a Happy Hour. Snacks will be provided and people can bring a beverage of choice. Terri will ask Ashley about the use of their driveway where tables can be set.

The meeting was adjourned at 7:22PM. The next board meeting will be May 21st.