

La Bandera Phase III HOA Board Meeting December 17, 2024

At the suggestion of president Eron Ellis, the La Bandera Phase III HOA board meeting was held via email between the dates of December 16 - December 18, 2024.

Members included: Eron Ellis; Terry Gunther; David Jeffreys; Amy King; Anita Mitchell

- Yard of the Month for December is all about decor. A winner has not yet been selected as of December 19th.
- Dues are coming along with about 30% of the neighborhood paying thus far. A reminder will be sent after Christmas.
- Eron is working on the communication to be sent to the entire neighborhood. This text will include reminders about trash cans being out of sight from the street.
- 5500 Plata Lane is doing some sort of renovation. It's unclear if the entire project will be indoors or if an ACC request should have been filled out. This is something to keep an eye on. Additionally, they have torn out all shrubbery in front. This should be replaced by spring.
- 8420 Arroyo has put in an ACC request for a greenhouse structure. The same request was made several years ago and denied. As of December 19th, the ACC has denied this request once again.

- **Non-conformance issues:**
 - 8441 Arroyo has a storage pod in their driveway, and it's been there for weeks. HOA will contact them via email and tell them that while we don't mind that for a short time during a remodeling project, they have exceeded the grace period. A certified letter will be sent as follow-up in the new year if the issue is not rectified by then.
 - Owner has responded and stated that a garage project is ongoing and the pod will be removed by end of January 2025.
 - 8449 Arroyo was notified of the garbage can corral on the side of the house, but action has not yet been taken by homeowner to remove it. Similar to above, a second email will be sent with a certified letter in early 2025.

- **Maintenance**
 - Landscape lights in entryway have been installed.
 - New lights are set in plastic pipes to help raise them up and make them less likely to be knocked over by animals or landscapers.
 - Old lights are still working so they were left in the entryways presently.

The next board meeting will be on January 21, 2025, at 6:30 PM.