

# **La Bandera Phase III 2023-2024**

## **HOA Board Meeting**

### **May 21, 2024**

The La Bandera Phase III HOA board meeting was held via Skype on Tuesday, May 21st, 2024, commencing at 6:37 PM.

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

- The minutes of the April 2024 meeting were reviewed and approved.
- The neighborhood social went well with about a dozen attendees.
- Treasurer's report was given and recent financial activity was reviewed; we are still waiting for the notice for the master HOA dues. It has typically shown up by this point in the year. Monies are ready to go.
  - Eron asked if there is a master contact for the HOA as she has concern about the dead trees in our area. David states that there is, but he needs to check on the name as he hasn't had to contact them in a few years.
- Non-conformance issues:
  - A neighborhood complaint has been made against 5548 Plata Lane in regards to the trailers being parked at the home. Trailers need to be behind the fence line and less noticeable.
    - We could offer the homeowner a few options: apply for a variance to increase to an 8-foot fence from the front and side to cover as much as possible; we could also ask him to keep the truck and trailer in the garage.
      - Size of truck/trailer most likely will not fit in garage, per David.
      - Whatever the solution, this needs to meet ACC approval.
    - Eron has started to get a letter together, per the initial complaint. Letter will include that the trailer behind the fence is visible and needs to be obscured and there should not be trailers parked in the driveway.
      - After some research, Eron discovered that the truck is not registered to that address but to a neighbor. If we discover that is the case, it violates 7.17 on commercial and recreational vehicles and trailers.
      - We also need to see if the neighbor is renting out this spot on the drive. If yes, this is a violation of 7.30.
      - Eron will send letters explaining the violations and letting homeowners know that If they are not rectified, they will be subject to a fine.
  - 5552 Plata Lane will also be sent a letter to talk about 8-foot fencing that was erected without applying for a variance.

- 5540 La Bandera Trail is still on the market. When time comes for sale, David will give the resale certificate that clearly states all of the issues that have been associated with the property.
  - With this property, that includes yard concerns, visible garbage cans, fallen satellite dish, and possible pool matters.
- Maintenance
  - Wall maintenance needs to be addressed soon, particularly parts that face into the neighborhood. David can try to find how much we paid when this was done several years ago (maybe upwards of four or five years ago) so that we have a reference point for cost.

The meeting was adjourned at 7:25 PM. The next board meeting will be June 18th.