

Limestone Ranch Homeowners Association  
Board Meeting Minutes  
April 15, 2015  
7:00 PM

**I. CALL TO ORDER**

The meeting of the Board of Directors of the Limestone Ranch Homeowners Association was called to order at 7:28 pm. Persons in attendance were Board President Tom Angotti, Vice-President Reid Cain, Secretary/Treasurer Dianne Sutton and Michael Smith. Dana Ruppel was also in attendance from Wildwood Management Group

**II. HOMEOWNERS FORUM**

The question of merging with Boerne was discussed and Reid stated he was still working on this as Fair Oaks had no interest. Reid also confirmed that the association has 20 months to work on the annexation. Gene Grubb was concerned with the paving job; Tom has already met with Longhorn Lot Maintenance there will be no additional repairs. The scope of work was followed and the project has been completed. Nancy Sugura requested reimbursement for the community garage sale to include a security officer and for the ad in the paper. The board unanimously approved this expense. Dana will make sure the gates are open from 8-2 on Saturday.

**III. MINUTES**

The March minutes were unanimously approved with no changes.

**IV. FINANCIALS**

January and February were approved and the March financials were tabled until the next meeting.

**V. MANAGEMENT REPORT**

Dana reviewed the PM reports with the board. At this time, the board is very pleased with the monthly information that they have been receiving. The following was also discussed: (1) Reid will obtain new remote for the mail person (2) Check in the amount of \$4000 has been requested to replenish the social funds budgeted monies. Reid will come by Wildwood to pick up these items.

**VI. OLD BUSINESS**

The board then discussed the violation reports. Dianne is very pleased with the system and seems to think it is working accordingly. Still having some vehicles parked overnight, at the same place. Dianne also brought up the question about who is responsible for the fences. Dana will get with Bill Crist to find out if he can come to the next meeting to meet the board and answer some questions. Dana then mentioned to the board that the memory card system at the front gate was full; the system needs to be upgraded. A motion was made to upgrade the system and passed unanimously. Dana will ensure that this is completed prior to the end of the month. Tom then reported to the board that he had asked Dana to provide him with the number of ACC requests

since the beginning of 2015; there were 6. The board then reviewed the estimates for tree trimming; one from Tree Amigos and one from Bexar Landscaping. A motion was made to accept the estimate from Bexar Landscaping, it was seconded and passed unanimously. It was also recommended that Gina treat the ants on a weekly basis. Additionally, the board asked if BLC could remove the sign at the front of the property as well as look at repairing the masonry work at the corner of the playground. The mailbox canopy was then brought up. As of date, Reid is still looking into companies and pricing. Dianne also mentioned that she thought the neighborhood should have a say about this project. Dana recommended that Lennie send out a Monkey Survey to obtain the opinion of the neighborhood. Reid then reported that Dana had provided him with some names of gate companies, Quality Access Control and Precision Gates. He will work with them to find out pricing for the back gate and report back to the board.

## **VII. NEW BUSINESS**

Dana and the board reviewed the delinquent report; Dana also recommended Bill Crist to serve as the association's legal council. Dana will contact Bill to see if he can come to the next meeting. It was then brought to the attention of Dana that the playground equipment will need some minor repairs. The board gave Dana a budget of \$750.00. The board then discussed the one open board position. The board decided they would like to meet with each candidate prior to making a decision. Lastly, the board would like to begin the Yard of the Month campaign. A congratulatory note will accompany the sign. Dana will work on the note and send to the board for approval.

With no other business to discuss, the meeting adjourned at 8:36.

Respectfully Submitted by:

Dana Ruppel  
Limestone Ranch Property Manager