

Limestone Ranch Homeowners Association  
Board Meeting Minutes  
March 18, 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 7:00 pm. Persons in attendance were Board President Tom Angotti, Vice-President Reid Cain, Secretary/Treasurer Dianne Sutton and Tim Birdsong. Homeowners Michael Smith, Greg Anderson and A.C Berry were also present. Dana Ruppel was present from Wildwood Management Group.

**II. HOMEOWNERS FORUM**

A question was asked by A.C Berry regarding why the minutes of the 2014 Annual Meeting weren't posted. The Board explained that the minutes will be presented at the next Annual Meeting and then posted.

**III. MINUTES**

January minutes were unanimously approved with no changes.

**IV. FINANCIALS**

January and February financials will be discussed at the next meeting. Financials are due the 2<sup>nd</sup> Wednesday of each month which is a week before the next meeting.

**V. MANAGEMENT REPORT**

Dana reviewed the Property Manager Report and will send to all Board member from this point out. Additionally, Dana presented the most recent delinquency report as of (3/18) for review. After a short discussion, the board made the decision not to send any account to legal for collections. The board will review the next quarterly delinquent report, and make a decision at that time.

**VI. OLD BUSINESS**

Luis Tellez was not in attendance so the Security/Neighborhood Watch Program will be discussed at the next meeting as well as the possibility of an upgrade to the camera for better quality. Dianne recommended Bob Jenkins to treat the trees at the entrance prior to the tree trimming. Dianne presented the pricing to the board; at this time the board would like to have a second estimate on the pesticide treatments. The board will discuss the estimates at the April meeting. Per Reid, the trees were trimmed 18 months ago by Tree Amigos. Dana will contact them and have Tree Amigos rebid the tree trimming using the same scope of work for this year. Bexar Landscaping will also give an estimate on the tree trimming based upon the scope of work that Tree Amigos sends to Dana. Next, Tom reported that he had attended the TXDOT meeting and brought a copy of the presentation and information of what is being proposed. The project will be done in 2 phases. The 1<sup>st</sup> phase, which is the bridge by Old Fredericksburg Rd., will

begin in 2015 and take 9 months to a year to complete. The 2<sup>nd</sup> phase, which is the bridge at Fair Oaks, will be 5 lanes and begin in the Fall of 2016. Reid then reported that he had met with Klove Engineering and it was reported that the road was in good shape and did not need any replacements or repairs; however, a gate company will come out to Limestone Ranch and provide an estimate on new gates that will only open outward and not inwards. Reid will be the contact person for this project. The board agreed that new curbs should also be installed as well. Tom addressed the board about the Longhorn Lot Maintenance concerns. Board has no concerns on the road repairs and warranty work done by Longhorn. No additional work needs to be done at this time but possibly potential maintenance issues in the future. A top coat added to the streets throughout the neighborhood would be the next step. Dianne suggested this would please the community. Reid is still working on the awning/cover for the mailboxes as well as the information sign. Chism Awning is going to look at the mailbox area to create a design that would work. Dianne wants to ask the community what they have in mind. Reid will get costs regarding the awning project. This is still in the early stages. Regarding the Annexation project, Fair Oaks is not an option but Boerne is a possibility. Reid will continue to obtain additional information. Lennie will continue to serve as the admin for the Limestone Ranch Web-site. The vendor codes need to be change again by 3/31 for the 2<sup>nd</sup> quarter, effective 4/1 for gate access.

## **VII. NEW BUSINESS**

The Monthly Violation report was reviewed. The Board would like to switch the day that the Violation Runs are done to Friday afternoons. The Board believes that violations will be worse in the summertime. The fine structure will be in place and acted upon, there will be no passes. The parking of cars on the streets has become a safety issue. Anyone calling on violations can contact Wildwood management Group, but the 1<sup>st</sup> step should be to try to work with you neighbor. Sharon Berry from the Social Committee has sent out an email regarding the Easter Egg Hunt. They will be doing a movie as well as the Easter Egg Hunt. Dana will order the chairs and tables. Two food trucks have been set up for this. It is suggested that tickets are used for purchases with a \$10 max. Reid will obtain the money from Heritage Bank. The park will need to be treated for ants prior to the Easter Egg Hunt. Bexar Landscaping will make sure this is done. Repairs need to be made to the park prior to the Easter Egg Hunt. The board gave Dana approval to have the repairs done, not to exceed the \$750.00 budget amount. Randal has moved and recommended Gina from Bexar Landscaping. Gina attended the meeting and presented her contract and scope of work. A motion was made to accept the Bexar Landscaping contract. The motion was seconded and passed unanimously. Dana will send the Board Gina's contact information as well as provide Gina with the Board's information. A motion was made to accept Mike Smith as a new Board Member. The motion was seconded and passed unanimously. Michael Hamilton has moved from lot #62. Leslie will check with Bexar Cad and Kathryn Gilbert at the Wildwood office, to make certain the transfer has been completed. The ACC committee now has 5 members.

With no other business to discuss, the meeting adjourned at 8:53. The next meeting will be held on Wednesday, April 15, 2015 at Dianne Sutton's home.

Respectfully Submitted by:

Dana Ruppel  
Limestone Ranch Property Manager