

Limestone Ranch Homeowners Association  
Official Board Meeting Minutes – May 23, 2018  
(BODs Approved 6.20.2018)

**I. HOMEOWNER'S FORUM**

1. Gene: Alligator cracks at 4 corners, street parking may be increasing, time for new vendor code

**II. CALL TO ORDER**

1. The meeting of the Board of Directors of the Limestone Ranch Homeowners Association was called to order at 7:06 pm. Board members in attendance included Tom Angotti, Greg Anderson, and Reid Cain. Erinn Corkins was present from Wildwood Management.
2. Success stories: Shout Outs
  - Pride of Ownership showing in yards. Yard of the Month will be awarded in June.
  - It's great to see neighbors meeting neighbors.
  - BOD appreciates how Erinn approaches tasks.

**III. APPROVAL OF MINUTES**

- April Minutes were approved. Greg motioned and seconded by Reid. Motion carried without objection.

**IV. FINANCIALS**

1. Review and Approval of April 2018 financials. Reid made a motion to approve. Seconded by Greg and the motion carried without objection.
2. Overview with Variance Report Out May 10th
  - From April 30th Report
    - 2018 Annual Budget - \$95.9K Income; \$77,899 Operating Expense; \$18,000 Reserve.
    - YTD Actual \$38,009.25 Income – 39.6% of Total Budget; \$6,041 above YTD Target of \$31,968
    - YTD Actual \$26,555 Operating Expense – 34% of YTD Target (\$591.50) variance or above YTD Target of \$25,964
    - YTD Reserve Contribution \$6,000, on target.
    - Total Replacement Reserve Expenses YTD - \$16.2K
    - \$45.4K CAB Replacement Reserve / \$134.7K FCB MM / CAB operating at \$26.6K or **\$201.7K Total Assets.**
  - April Variance Report noted several categories were under budget bringing the YTD operating expense in at Budget
3. Delinquency Report – Continued Improvement
  - As of April 31<sup>st</sup> - **\$4,953.80** total with \$3211 Current; \$369.33- 30 days; \$256.22 – 60 days; \$1485.96 – 90 days out
    - 17 late Notices sent in April, going into April 7 accounts were delinquent
4. Compliance Report – 3<sup>rd</sup> Wednesday Drive through
  - Letters allow 30 days for corrections so it will not be the same day each month
  - Number & Nature of Violations – Any Concerns

**V. MANAGEMENT REPORT**

- Two Action Items completed in April with 1 ACC request approved and 8 Violations sent

**VI. COMMITTEE REPORTS**

1. **Social Committee:** Courtney, Patti and Mari
  - Welcome Baskets – To be delivered – New Resident Listings
    - Courtney to take the lead. Ordering 5 baskets is approved to include folder, Soda

Pops of Boerne Card and card signed by BOD

- Last Day of School Event June 7<sup>th</sup> - \$500 budget
  - July 4<sup>th</sup> Celebration – possible events include: Kids Parade/Apple Pie Contest/Baby Crawl/Potato Sack Races/Watermelon seed spitting/Family Games/BOD cook burgers and hotdogs. Date of June 23<sup>rd</sup> considered
2. ACC
- Updates – Overall Pulse of the ACC – Any Trending

**VII. OLD BUSINESS**

1. CCR Email Blast/Prepare Email
2. Safety Letter sent out via Mail
3. Playground Repair Update – Ropes missing, picnic table repair \$900 Budget, Rainbow Play Systems called for full inspection and repairs.
4. Security Camera – Front Gates put on hold
5. Electrical to Pavilion – put on hold
6. Bexar Landscaping Follow-up
  - a. Playscape Area - \$703.63 Bid is approved motioned by Reid with second by Greg. WW to request completion on Friday
  - b. Perennials at corner and entrance \$608.91 Bid is approved get them done – Budget allows 3500 Annual flowers plus 1500 trees.
  - c. Rock was not re-set. Confirm Timeline
7. Vaquero/Waste Connection Rate Adjustment – TA Sent Email to LSR – All rollbacks, credits to be completed by end of May
  - 3 yr. contract – April 1, 2017 – April 30, 2020
  - \$63 / plus tax per quarter
  - Each year, CPI / Customer Price Index adjustment
  - For LSR, 2<sup>nd</sup> Qtr to Q1-2018 is 2.2% or \$1.39 per qtr. Adjustment.
  - April 1<sup>st</sup>, 2018 12 month rate is \$64.39 per quarter
8. Update/Strategy for Back Exit / Frontage Road Study
  - HOA survey completed – 121 for, 3 opposed
  - Updated pricing on gate(s) – Reid C./ \$28k (40K)
  - Electric- \$8k
  - Security- \$TBD
  - Completed Survey to include the common area, Lot 50, to include the concrete apron currently shown on Lot 51. Lot 51 survey to subtraction of the concrete apron (\$2,300 paid to Lot 51 homeowner). No changes to Lot 49 regarding the property lines.
  - Final Surveys completed and filed / Steve T. and Ricardo N. / Lot 50 LSR HOA
  - Suberg Electric trenched and laid conduit, week of 3.12. CPS to set meter loop and pull wire from Utility pole, week of 3.19.
  - CPS to set meter 4.18.2018 – DONE
    - **Security Installation approved by BOD May 17<sup>th</sup> via email**
      - \$99/month air card
      - \$75/month for 3 year contract on monitoring with MultiLink Security
      - \$7285.07 plus tax approved for installation

**VIII. NEW BUSINESS**

1. Summer Movies – June through August
  - a. Amp for Sound System upgrade is approved not to exceed \$500.00. Reid motioned, seconded by Greg.
2. Yard of the Month – Will be selected in June

**IX. SCHEDULE NEXT MEETING**

Wednesday, June 20 – Tom's home

**X. ADJOURNMENT**

Board meeting adjourned at 8:37 pm

Respectfully Submitted by:

Erinn Corkins, Community Manager for Limestone Ranch HOA