

DOVE MEADOWS COMMUNITY IMPROVEMENT ASSOCIATION, INC.
ANNUAL MEETING OF MEMBERS
June 18, 2009

Minutes

I. CALL TO ORDER

With a quorum requirement of 10% of the lot owners (31 of 308), and with 24 owners represented in person and 34 by proxy, the meeting was called to order at 7:13 by President Mark Taylor. Members Present: Belinda Orta, Janis Modesette, and Lynn Foehrkolb. Members Absent: Dennis Hohn, Also present Cathy Williams, managing agent of the association for ProComm.

Proof of Notice was provided in the form of a colored mail out that was mailed to each homeowner and the management company.

II. APPROVAL OF PREVIOUS MEETING MINUTES

Meeting minutes of the June 19, 2008 annual meeting were approved as written.

III. PRESIDENT'S REPORT

Mark Taylor began his report by thanking the volunteers and committee heads who contributed to a successful year in Dove Meadows. He outlined some of the Board's objectives for the upcoming year: Increased communication with the neighborhood through the website and the newsletter, getting power to the Phase I entrance, new tables and umbrellas for the pool area, resurfacing the slab at the pool, repairing the pool liner, installing a water fountain at the basketball court, forming a committee to work with the city of Schertz to extend our walking path, establishing a committee to look into the possibility of erecting a playscape and replacing the light boxes at the Phase II entrance. He also stressed the difference in the budget between Capital Reserves and Capital Improvements. The former funds improvements to existing structures and the latter is for new improvements and developments.

IV. FINANCIAL REPORT

Janis Modesette addressed the expressed concern about the increase in the association fees. The increase is necessary to cover the increases in operating costs such as the landscaping contract, utility bills as well as the cost of irrigation repairs. The Board wishes to ensure that our neighborhood continues to look nice.

V. COMMITTEE REPORTS

- ◆ ACC – A report from the committee was given to all to read. See attached. It was explained that all the necessary paperwork for applications to be submitted to the ACC is available on the website.
- ◆ Communications – No report.
- ◆ Landscaping – This committee has planted sago palms at the entrances. It is looking to do more plantings as heat and budget restrictions allow. The committee plans to use surplus landscaping funds to buy Christmas decorations for the entrances. The homeowners present expressed their heartfelt appreciation for all the improvements the committee has made. We were notified by the city of Schertz that the trees at some of our entrances need to be trimmed. ProComm will solicit bids for this work.
- ◆ Social Committee – Teresa Kelly volunteered to chair this committee.

- ◆ Neighborhood Watch – Greg Petty the new chair is building a new website. A local police officer has been assigned as liaison with this committee. Block captains are still needed.
- ◆ Recreation – John Quick reported on some of the issues he has been monitoring at the pool. There are non-residents using the pavilion area. He requests that all authorized pool users help maintain the pool area. He mentioned some repairs that need to be done: sprinkler pipe and a leak in the roof over the small pool. He requested that he be given a list of all homeowners to verify if people using the pool are authorized to do so. The Board will look into this.

VI. ELECTION OF DIRECTORS

With one announced candidate, Bill Marshall, the floor was opened for nominations. With no further nominations, Bill Marshall was elected by acclamation.

V. GENERAL DISCUSSION

- ◆ The members present had several questions concerning the Covenant Compliance Inspection. Primarily, they do not approve of the inspection and do not believe that the Board had the authority to enforce such an inspection. The Board invited all interested homeowners to join them in reexamining this inspection. Additionally, the homeowners are not satisfied with the job ProComm is doing as the management company. They requested that the Board look into other options.
- ◆ Other concerns centered on the routine drive-by inspections done by ProComm. The Board was tasked to look into enforcement options e.g. small claims court.
- ◆ One homeowner reported that there was a \$6000 over payment in last year's budget. She will email the necessary information to the Board.
- ◆ One final concern was pool passes. It was explained that a lost pool pass must be reported to ProComm so that it may be deactivated.
- ◆ There was discussion on how to request a speed bump.

VII. SET DATE/TIME FOR NEXT MEETING

The next meeting is scheduled for September 17, 2009 at 7:00 pm at the Schertz VFW.

VIII. ADJOURNMENT

With no further business to come before the Board, the meeting was adjourned at 8:44 P.M.

Respectfully submitted,

Lynn Foehrkolb, Recording Secretary

APPROVED:

NAME, POSITION

DATE

POST SCRIPT:

Meeting was called to order at 9:00 pm by Ms. Williams to determine officers for 2009-2010. Mr. Taylor (1 year term) will be President, Belinda Orta, (2 year term), Vice President, Judith Foehrkolb (2 year term), Secretary; Bill Marshall (3 year term), Treasurer and Janis Modesette, (1 year term), Director.