

## **SCOCIA Board Meeting Minutes**

**March 7, 2011**

President Thomas called the meeting to order at 6:35 PM. Also present were John Roehrig, Vice President, Carl Lenz, Treasurer, Gary Stephens, Secretary and David Muntsinger, Parliamentarian.

### **Security Report**

The Constable's report was presented by Constable Schmidt and Sergeant Drummond. They reported a total of 50 calls during February 2011.

Of particular concern were the following calls:

1. Burglary/Motor Vehicle where a person forced entry into a vehicle and took items from inside without consent.
2. A criminal mischief incident where a person shattered the driver side window of the complainant's vehicle while it was parked in the street in front of the residence.
3. A person was found to be in possession of marijuana during a traffic stop.
4. An unidentified suspect took the wheels and tires off of the complainant's vehicle without consent.

Carl Lenz will follow up on the development of an anonymous crime tip hotline that is now on the website to make sure it copies Constable Schmidt automatically. This will improve the speed of tips getting to the Constable.

There was discussion of the placement of the crossing guard's vehicle at the school crossing near Clubhouse 2. Constable Schmidt will review the positioning of the vehicle.

There were 9 alarm, 1 criminal mischief, 3 suspicious vehicle and 33 miscellaneous calls.

A question was raised regarding the timing of traffic patrols in the neighborhood. A resident felt that most speeding is done during morning and evening work commutes. Patrols are made at different times during the day based on other calls. The comment was noted by Constable Schmidt.

### **Deed Restrictions**

The Deed Restriction committee reported that a number of fences in SCO need repair or replacement. There was discussion regarding SCO participating in fence repair when the fence backs up to a common area. The Board agreed that SCO can not participate in fence repair costs.

There was discussion about how to coordinate fence repairs in a way that does not create a patchwork of fences visible from streets or common areas that would not detract from the overall appearance of

the homes or the common areas. The Deed Restriction committee will look into the possibility of identifying a fencing contractor that would do SCO fences at a discount. In order to provide the contractor with guidance on how to construct the fences, an architectural standard will need to be developed and adopted by the Board to clarify the construction of fences bordering streets and common areas. The purpose of this standard would be to assure the overall appearance of SCO fences is consistent.

### **Pools and Clubhouses**

Judy Harr discussed the proposals for replacement of the concrete around the pool at Clubhouse 1. Three bids have been received. A capital improvement budget item for \$46,500 was included in the 2011 budget. The bid selected was for \$43,000. The bid is for replacement of 5,300 square feet of concrete which represents all concrete around the pool area. Carl Lenz made a motion to accept the bid and have Judy Carr and President Thomas move forward with scheduling the work. Gary Stephens seconded the motion. The vote of the Board was unanimous.

Ms. Harr discussed a previously approved use of Clubhouse 1 for Exercise Classes. A free class will be presented on Saturday, March 26 for all Spring Creek Oaks residents. There was discussion of use of other common areas for exercise programs. The discussion concluded with a request that the Board be presented a proposal of areas requested for use, scheduling of the classes and compensation Spring Creek Oaks for use of the facilities.

The PACK organization currently uses the pool at Clubhouse 2. PACK would like to present a "Learn to Swim" program for children and beginning swimmers. There was discussion to use the pool at Clubhouse 1 for the classes and that Spring Creek Oaks receive a portion of the fees charged for the classes to offset operating costs. The discussion concluded with a request that a proposal be presented to the Board outlining the program, scheduling of the classes and compensation to Spring Creeks Oaks for use of the facility.

President Thomas expressed interest in discussing annexation of approximately 100 homes adjacent to Spring Creek Oaks. Under an annexation plan, these homes would become part of SCO, pay the full home owners fees and fall under deed restrictions adopted by SCO. In exchange for their fees, they would have access to all SCO facilities and SCO would become responsible for certain operating costs of common areas in the annexed area. The discussion is very preliminary and concluded with a request that the Board be presented a proposal outlining an annexation plan, benefits and liabilities.

### **Architectural Control**

Blake Boeker presented for the Board with a construction request that has been approved by the Architectural Control Committee for a room expansion proposal for the residence at 5514 Fellowship Pine Circle. Based on Mr. Boeker's review and approval, the Board agreed with the approval recommendation. The Board appreciates Mr. Elmore following the procedures for approval outlined in the Deed Restrictions.

## **Landscaping**

Mark Mahana advised that dead pine tree near Clubhouse 2 has been removed. Mr. Mahana reported that blight is spreading that slowly kills pine trees. He is staying in contact with the Texas Extension office regard treatments available. Currently the only treatment is a \$450 tree injection that has a 50/50 chance of saving an infected tree.

Mr. Mahana is taking bids for ant control in the common areas. The lawn maintenance contractor has reported a significant number of ants have been observed while mowing.

Mr. Mahana reports that the sprinkler system at Clubhouse 1 is off but the water meter is still running. He suggests that while the concrete work is being done at the Clubhouse, this would be a good time to inspect the area and identify if we have a broken pipe.

There was discussion of the moss growing in some of the oak trees. Moss can kill a tree but it is a very slow process. The moss restricts the trees ability to leaf out which reduces oxygen to the tree.

There was discussion regarding planting of trees along TC Jester. A budget item was approved last year for the installation of trees. The number of trees will depend on price, but it is anticipated that 10 or more trees will be planted by the end o f March.

## **Tennis Committee**

Three trash can containers are under construction and should be completed soon. Wind screens are being reattached as necessary. Repaving of courts will begin after the completion of the spring season matches.

## **New Business**

A resident requested that additional monuments be added at the north entrance to SCO. The suggestion is to add two side monuments so that entrance is consistent with the other entrances to SCO and create a better appearance for those entering SCO from the north on TC Jester. President Thomas expressed support of concept. The concept will require further discussion and budgeting.

President Thomas requested Ms. Harr talk with the PACK representatives about wearing sweats or trunks while doing warm up jogging.

Ms. Harr reports that the possible merger between the SCO swim team and Spring Creek Forrest's team will not occur until next year. The Board requested to be kept informed about the merger.

Anna Pearce will be heading up the neighborhood Easter Egg Hunt. It is planned for April 16 between 9AM and 11 AM. Carl Lenz will contact Ms. Pearce to discuss the budget for the event and Ms. Harr will contact her regarding a tent that is needed for the activity. The Board thanks Ms. Pearce for heading up this activity.

Mr. Lenz provided a copy of the certificate for SCO's Liability insurance that was requested by a resident as part of a home refinancing.

### **Treasurer's Report**

Carl Lenz presented the treasurer's report. Mr. Lenz reported that revenues and expenses are in line with previous years. The Board expresses appreciation to all residents that have paid their dues.

Mr. Lenz indicated that Interest Income shown in the Budget Report was adjusted to reflect reduced interest income due to low interest rates available on the market.

Following discussion, Gary Stephens moved the report be accepted as presented; second by John Roehrig. The Board voted unanimously to accept the Treasurer's report as presented.

### **Meeting Minutes**

The minutes for the February 2011 Board meeting were provided by email to the Board. The Board voted unanimously to accept the minutes as presented.

There being no other business, Mr. Lenz made a motion to adjourn which was seconded by Mr. Roehrig. The motion carried and the meeting was adjourned at 8:30 PM.

Respectfully submitted,

Gary Stephens

Secretary

March 10, 2011.