

Guilbeau Park Owners Association, INC.  
9014 Rue de Lis  
San Antonio, Texas 78250  
[www.gpoa.org](http://www.gpoa.org)

Board Meeting Minutes, March 2, 2004

Location: 9014 Rue de Lis, San Antonio, TX 78250

Members present: Carol Wilson, President  
Oscar Ochoa, Vice President  
Hans Anderson, Secretary  
Tom Ashmore, Member at Large  
Dale Figart, Member at Large

1. With a quorum present, Hans Anderson, Secretary called the meeting to order at 6:59 p.m. Minutes were reviewed and approved, with minor corrections, for the February 3, 2004 meeting.

2. Old Business:

A. Eagle Scout candidate, David Santacroce, briefed the Board with details of his Eagle project to erect six benches at the Association's playground. The Board asked if it was possible to expand his project to erect some of benches in the baby pool area also. If it were not possible to expand the project then could he could move some of the benches to the baby pool area. David said it would be possible to relocate some of the benches now, but would need to know exactly where they were to be placed within the next few days. **Approved 5-0. Open**

B. A Dial-a-trailer is scheduled for April 17, 2004. An announcement will be printed in the April newsletter asking for volunteers to contact Dominick Dina. **Approved 5-0. Open**

3. Election of Officers:

In Accordance With The By-Laws of GPOA, INC, Article IX, Officers and Their Duties, Section

2. Election of Officers, the Board elected their officers as follows for 2004-2005:

President: Carol Wilson

Vice President: Oscar Ochoa

Secretary: Hans Anderson

4. Committee Reports:

A. **Architectural Control:** Nothing to Report

B. **Activities:**(Tina Rangel) Tina briefed the Board on activities scheduled for April and May.

1. April 3 - Easter egg hunt for St. PJ kids.
2. April 10 - Easter egg hunt for GPOA children.
3. May 30 - Pool party for GPOA members.

C. **Communications:**(Tom Ashmore) Nothing to Report

D. **Beautification:** (Nancy Height) Nancy would like to replace plants at the Community Center area and the Entrance area to Guilbeau Park.

E. **Community Center:** (Hans Anderson) Nothing to Report

F. **Pool:** (Dale Figart) Dale reported that he had purchased most of the material needed to complete the repairs approved by the BOD at the November 20, 2003 meeting. He stated that he purchased the materials at a discount and therefore saved the Association money and would be able to complete the project under budget.

G. **Cellular On Patrol (COPS):** (Daniel Villanueva

1. Daniel informed the DOB that he had a few responses from his call for volunteers.
2. Asked if extracts from COPS reports could be reprinted in the GPOA newsletter.
3. Volunteered to coordinate National Night Out (August 3, 2004) for GPOA.

#### 4. New Business:

A. Legal fees demanded by Chris Weber in a letter dated January 16, 2004. Carol stated that she had been working with our management company (MPofT) since October to rectify this matter. She feels that GPOA does not owe the amount in question and that GPOA should turn this matter over to our attorney. Board members agreed that the matter should be turned over to our attorney for a legal opinion before any other action was taken. In the interim a letter should be sent to Chris Weber stating that GPOA was not refusing to pay any and all fees due, but that we were a new board and that we felt that before any decisions could be made that we required a legal review from our attorney. The tone of the letter should not be condescending, but amicable in nature. **Approved 5-0. Open**

B. The current By-Laws of GPOA, INC are outdated. The Board decided to establish a committee of at least five members to review the BY-Laws and revise them if necessary. Their draft will be discussed at future board meetings and other forums that the Board deems necessary. Carol and Oscar volunteered to chair the committee jointly. **Approved 5-0. Open**

C. The Board established a new Architecture Review Committee (ARC). Hans Volunteered to chair the committee. A call for volunteers to sit on the committee will be published in the April newsletter. **Approved 4-1. Open**

D. The Board voted to meet on the first Tuesday of every month. **Approved 5-0. Closed**

E. Several Board members expressed a concern with the "echo chamber" effect in the large room of the Community Center. Tom Ashmore volunteered to look into obtaining baffles (a sound suppression system) for this room. **Approved 5-0. Open**

5. There being no further business, the meeting was adjourned by Carol Wilson, President at 9:00 pm.. The next meeting is scheduled for 7:00 pm., April 6, 2004, at the Guilbeau Park Community Center.

Carol Wilson  
President

Hans Anderson  
Secretary