

Guilbeau Park Owners, INC.  
9014 Rue De Lis  
San Antonio, TX 78250  
www.gpoa.org

Board Meeting Minutes, May 4, 2004

Location: Guilbeau Park Community Center, 9014 Rue De Lis, San Antonio, TX 78250

Members Present: Carol Wilson, President  
Oscar Ochoa, Vice President  
Dale Figart, Member At Large  
Tom Ashmore, Member At Large  
Hans Anderson, Member At Large

1. With a quorum present, Carol Wilson, President, called the meeting to order at 7:03 p.m.
2. The minutes of March 16th and April 5th BOD meetings were approved.
3. Old Business:
  - a. **New Secretary:** Carol Wilson informed the BOD that there was no stipulation in the by-laws that the position of Secretary had to be a Board member. Since all BOD members have stated they cannot fill the position due to other GPOA duties and personal time constraints Carol asked Gary Reiner if he would perform those duties for the BOD. Gary accepted and the BOD approved his nomination, 5-0. **CLOSED**
  - b. **New ARC/By Law Committees:** Kathy Eberhardt volunteered to work on the ARC and By-laws revision committees, giving the committees the minimum number of three to begin their duties. However, we will still welcome more volunteers; the committee can have up to five members. The BOD also asked that the ARC to review the Covenants for needed updates and sometime in the future submit their suggested changes through the BOD who will later pass them on to the GPOA for approval. Two members are still working on getting computers up and running properly to receive home improvement request forms from the management office via email. Until then Carol will print and pass any requests to them personally. **OPEN**
  - c. **Prepaid Legal Fees In Reports:** Carol reported that the prepaid legal fees not being included in the monthly management reports was an error by the management company and they will be included in reports beginning with the April report. Any board member who wishes to see the current balance before that can view them at the management company. **CLOSED**
  - d. **Chris Weber Services Billing:** Carol reported that our current attorney rendered an opinion on the services billed by Mr. Weber and that information was passed to the management office with the suggested payment of service. The management office sent the check and legal opinion on to Mr. Weber. We have yet to hear a response from Mr. Weber. **OPEN**
4. New Business:
  - a. **Basketball Hoops:** Tom Ashmore presented the BOD with photos of the recent destruction of two of the community basketball hoops. A discussion on how to deal with the problem ensued, noting that this has been an ongoing problem for many years and many approaches have failed to keep the vandalism down. Dale Figart made a motion to look into the possibilities and cost of

surveillance equipment and report back and also that the hoops should remain down until this possible equipment is installed. Motion passed 5 – 0. Dale will report back to the BOD at the next meeting. **OPEN**

- b. **Policy Letters:** Tom Ashmore presented an analysis of three policy letters written and signed by the BOD in June, 2000. The present BOD is of the opinion that our covenant cannot be changed by policies alone; and voted to rescind these policies and strike them from all records. 5– 0 **CLOSED.**
- c. **Annual/Special Meeting Minutes :** Tom Ashmore asked about the Annual/Special Meeting minutes, which were not available. It was noted that there is no procedures written into the By-laws for processing and approval of these minutes. A motion was passed for the minutes to be approved by the BOD for submission to the GPOA membership at the next Annual meeting and the membership will give final approval of the minutes during that meeting. Motion passed 5 – 0. The president will have the management office distribute the minutes out to the BOD via email and the minutes will be reviewed and approved at the next meeting. **OPEN**
- d. **Sprinkler Use and Repair:** A bill for the last two years of sprinkler repairs prompted a discussion for the need of this cost and the need for the sprinklers in general. Dale Figart stated he felt we didn't need to be using the sprinklers except in drought and in that case their use would be severely limited. A motion was made to stop sprinkler maintenance services and to limit use of sprinklers all together unless severe conditions warrant it. Passed 4 – 1.
- e. **GPOA Domain Name:** The GPOA domain name registration has been transferred to godaddy.com. The registration will now cost \$7.95 per year as opposed to \$35 per year with our previous service. Dale Figart is handling this. **CLOSED**
- f. Dale Figart put out a bid request for replacement of the basketball and tennis court trashcans. **OPEN**
- g. Oscar Ochoa expressed his concerns of not having at least one parent present during swim team practices. This is due to liability concerns for GPOA since GPOA is an employer of the swim team coaches. He suggested these concerns be passed to the swim team coordinators along with a request from the BOD that at least one parent be present at the practices. Dale will pass the request on the swim team coordinators. **CLOSED**
- h. Tom Ashmore passed information on the specific municipal codes that relate to junked vehicles and lots with grass too high. These codes should be referred to in any letters to homeowners of violation of that type rather than referring to GPOA Covenants, which do not address these issues. Carol will pass this information on to the management office with a request that their letters be adjusted accordingly. **CLOSED**
- i. Carol will be distributing the new Management Professionals of Texas/GPOA contract to the BOD for review and it will be discussed at the next meeting. **OPEN**

#### 5. Committee Reports:

- a. **Pool:** Dale Figart presented a breakdown of his costs for recent repairs and upgrades to the pool. These funds were approved at the November 20, 2003 meeting and Dale is currently \$1372 under budget. He presented his receipts to Carol for reimbursement. Upcoming pool hours will be 1 – 9 p.m. on weekdays and Saturday, 2 – 8 p.m. Sunday. The pool will be closed approximately one day every two weeks for treatment. That day is yet to be determined.

- b. **Communications:** Some of the newsletters seemed to have made it in the mail this month and other did not. Carol will ask the management office if there was a problem with the mailings.
  - c. **Activities:** Tina Rangel reported the Easter Egg Hunt and the St P.J.s Kids Easter Party both were very successful. The next activities are Muffins for Moms on May 8<sup>th</sup>, Memorial Day Pool Party on May 30<sup>th</sup>, and Donuts for Dads on June 19<sup>th</sup>. Julie Harvley volunteered to help out at the Donuts for Dads due to Tina having to work that day.
  - d. **Cellular On Patrol (COPS):** Nothing To Report
  - e. **Community Center:** Hans Anderson purchased needed supplies.
7. There being no further business the meeting was adjourned by Carol Wilson, President at 9:00 p.m. The next meeting is scheduled for 7:00 p.m., June 1, 2004, at the Guilbeau Park Community Center.

Carol Wilson  
President