

Guilbeau Park Owners Association
9014 Rue de Lis
San Antonio, TX 78250
www.gpoa.org

Meeting Minutes September 7, 2004

Members Present: Ms. Carol Wilson, President
Mr. Oscar Ochoa, Vice President
Mr. Tom Ashmore
Mr. Dale Figart
Mr. Hans Anderson
Officer Present: Mr. Gary Reiner, Secretary

July 6 minutes were reviewed and approved.

August 3 minutes were reviewed and approved by a 4 to 1 vote.

Mr. Cochran, who lives on GP, wanted to know why the board did not get involved in the rezoning of the property in back of his home for an assisted living facility for seniors. He accused Ms. Wilson and the board of being notified and not becoming involved. Ms. Wilson stated she was not notified by any person involved in this controversy. He said a Mr. Fred Kaiser showed him a piece of paper with Ms. Wilson's name and phone number as the contacted party. No one in the BOD knew what Mr. Cochran was referring to. Ms. Wilson said she would make every effort to contact Mr. Kaiser and check this out and find out why this allegation was made. OPEN

Old Business

The board discussed the possibility of not having lifeguards for next year, for the pool and place "swim at your own risk" signs posted at the pool. Mr. Anderson asked how this would affect the HOA liability insurance. He suggested we check with other associations to see how they do it, to get the pros and cons. We need positive access control. Mr. Ochoa wanted to know from Mr. Figart how many households actually used the pool, and requested the pool logs so he could determine the pool use. Mr. Ochoa also was concerned with liability, and favored positive access control. Mr. Ashmore asked Mr. Figart to put together some figures for difference options of cost of monitor and lifeguards, i.e., one or more lifeguards, monitor only, etc. Mr. Figart wanted more information about liability of swimming at your own risk, and to check with other associations who handle their pool this way. Concerning baby pool use, Mr. Figart felt that small children only supervised by their parents should be in baby pool, and felt that probably more than two guards would be needed to check in people. Ms. Wilson said that swim at your own risk was cleared with insurance company, and that a monitor only for entry will suffice. Based on Ms. Wilson's preliminary work on the budget, after mandatory expenses there is not much money left. Everyone wanted more information by the October budget meeting.

New Business

Board identified areas that need to be investigated concerning pool usage in the future. Questions were asked on how we can identify people who have not paid to deny them access to the pool, and should we look at rules that parents need to be present for smaller children. What should be the age of babysitters who bring small children to the baby pool. What is the cut off age for using the baby pool? How could we use addresses to check for paid up dues? Admittance by young children to main pool with adult accompaniment. A bar code reader was suggested, since it is faster. It was suggested that these could be easily manipulated. Should we change cards every year with a different color, and people using the pool have to purchase these cards yearly for \$2.50 from the management company? Mr. Anderson asked could cost of cards come from dues. How do we deal with people with health conditions that might prove dangerous unless closely monitored by a responsible adult? These are all ideas that need consideration. OPEN

Clarification of assessment due date. The BOD voted 4 to 1 to restructure the dues payment schedule as follows:

January 1st—31st: All homeowners' 2005 dues (\$180) payments are due.

February 1st: All homeowners who have not paid will be considered delinquent and they will be sent a reminder letter of dues payment required.

March 3rd: All homeowners who have not paid will be sent a lien notice. (The lien notice will state they have 30 days to pay dues or a lien will be filed against their home and a \$50 charge will be incurred by the homeowner in addition to the dues owed to get the lien lifted.)

April 2nd: Liens will be filed against all homeowners who have not paid.

Additionally, any cases of homeowners who are in default for 2004 and have not paid their 2004 and 2005 dues by January 31st 2005 will be turned over to the GPOA attorney to begin further legal proceedings against those homeowners. All subsequent legal fees will be charged to the homeowners.

This schedule will be automatic and the management office has been notified to adhere to it strictly. If anyone believes they have special circumstances that needs to be considered they can notify the management office, which will then inform the Board of Directors, who will take the case under advisement. CLOSED

Free use of Community Center. Let management office know that board must approve use of facility for other than current standard rate. CLOSED

Payment of community center note. We paid 1318.77 for the first five years. The adjustable rate loan for the next five year will be 1106.19. Mr. Ochoa made a motion to continue paying 1318.77, and apply the difference to the principle, thus saving approximately 2 years of payments. Mr. Ashmore seconded. All voted in favor except Mr. Anderson. CLOSED

Pool Report by Mr. Figart.

Perhaps we should close pool earlier than Labor Day since few use it at this time. Also reduce hours after school starts. SA Health Dept. gave the pool at Guilbeau Park and excellent rating in their inspections. There were some recommendations made from that department that included required signage for the telephone ("IN CASE OF EMERGENCY, CALL 911") and pool. We need international symbols that mark the proper depth in feet of the pool and also have NO DIVING signs. He recommends we comply with Health Dept requirements. CLOSED

Community Center by Mr. Anderson
We need supplies. CLOSED

Other concerns. Mr. Anderson asked about management company report on deed violations. Said last report was March 17th. Wants to see report in monthly package. Mr. Anderson asked if we have taken foreclosure actions on homes over due for more than one year. Mr. Anderson thinks we should be aggressive on this issue. CLOSED

Tennis court net – Mr. Ashmore will check on price for new net and Mr. Figart will sew up old one. CLOSED

Meeting adjourned approx. 9:30 p.m. Next meeting is Tuesday, October 5th.

Carol Wilson
President

Gary Reiner
Secretary