IRON HORSE CANYON

**Homeowners Association, Inc.**

14603 Huebner Road, Building 40

San Antonio, Tx 78230

(210) 561-0606

[**www.ironhorsecanyonhoa.com**](http://www.ironhorsecanyonhoa.com)

**Board of Directors Meeting**

**August 8, 2022**

**Present:** Scott Granneman **Also Present**: Cathy Williams, DAMC

 Craig Sanders 8 homeowners

Larry Kovach

David Cato

Julie Garcia

1. **CALL TO ORDER**

With a quorum (3 of 5) of Directors present, and 5 directors present, the meeting of the Board of Directors was called to order at 7:00pm by President Scott Granneman.

1. **RESIDENTS FORUM**
* We have been told a neighbor of IHC purchased the property for himself. Workers are on the property clearing out brush and dead trees.  We have been told the individual will not be building townhomes on the property, but perhaps may build a house on it in the future.
* Xeriscaping – with the continued drought in the community will xeriscaping be allowed – covenants allow for natural ground cover, no artificial turf.
* The City Council is requesting a ¼% tax rate to be placed on the November ballot. This will allow the city to add 6-8 new police officers to the 22 that Helotes now has.
1. **APPROVAL OF MINUTES**
2. The minutes of the March 3, 2022, board of directors meeting were approved as submitted.
3. **TREASURERS REPORT**

As of June 30, 2022, the association had $106,437.27 in operating funds and $220,274.24 in reserve funds. There are $30,036.27 in outstanding assessments

1. **RATIFICATION OF ELECTRONIC APPROVALS**

The following items were ratified by unanimous vote of the Board:

2022-03-23; BOD approves bid from Gate Services to repair gates, railing, fencing and awning post for $4,468.56.

2022-03-27; BOD approves billing owners for unbilled assessments with optional payment plan.

2022-04-05; BOD approves landscape contract amendment to maintain underbrush for area between the recreation center and the Estates entrance twice per year for $4,415.50 with a onetime cleanup fee of $9,631 plus tax.

2022-04-11; BOD approves increasing cabana party deposit to $150 effective immediately due to increased damage caused by residents renting the facility.

2022-04-21; D. Cato approves 2022 landscape improvements within BOD approved budget for $9,716.28.

2022-04-25; BOD approves bid from Smart Electric to replace lighting at main entrance for $5,800.

2022-05-15; BOD approves 2022 recreation center guard coverage for max 44hrs/week at $24/hr.

2022-05-25; BOD approves bid from Interpool to replace cracked pump housing and piping on filter unit for $2,396.

2022-06-07; BOD approves transfer of $10,401 from G/L account 6502 – Contingency to G/L account 6302 – Maintenance Contract for onetime underbrush cleanup.

2022-06-26; D. Cato approves removing two invasive trees at back of homeowner property in greenbelt.

1. **UNFINISHED BUSINESS**

None

1. **NEW BUSINESS**

None

1. **EXECUTIVE SESSION 7:25**
* The Board approved the following accounts to be sent to the attorney for collection: XXXX244, XXXX064, XXXX369, XXXX358, XXXX968,
* The following accounts approved for foreclosure: XXXX180, XXXX875, XXXX031, XXXX398, XXXX143 .
1. **RETURN TO OPEN SESSION 8:00pm**
2. **SET TIME/DATE FOR NEXT MEETING**

No date set for next meeting

1. **ADJOURNMENT**

With no further business to come before those assembled the meeting was adjourned at 8:02pm.