

# Blanco Woods Board Meeting

Thursday, February 19<sup>th</sup>, 2026

[www.blancowoodshoa.com](http://www.blancowoodshoa.com)

## Minutes

7:05 pm Meeting called to order

**Attendees:** Roslyn Higginbotham - President, Brian Marx – Vice President, Bob Oroszi - Treasurer, Virginia Vaillancourt-Garza - Secretary, Directors: Tina Tholl and Steve Bird.

**Minutes** for Wednesday, January 21<sup>st</sup> have not been approved as yet but will be sent out via email for approval.

Discussion of needing to change the dates on the BWHOA Calendar was immediate.

New: Key Distribution is now Saturday, April 11<sup>th</sup> from 10 am – 2:00 pm, and Pool Party is now May 30<sup>th</sup> from 6:00 – 8:00 pm to accommodate holiday schedules.

### OLD BUSINESS

**Special Assessments:** Moved right into costs for replacement of old tennis court and if money can be spread over time or must be collected at once in order to pay for new court. What is the “flavor” of the neighborhood. Need to send out survey to get an idea if members vote YES to have a tennis court, then it will cost \$600 plus per household. If members vote NO than it will still cost \$X because of demolition. Are we in non-compliance of insurance because of danger in using court as is? Answer was no, we have coverage for liability.

Question is are all members required to pay the \$600, even the ones on springing interest? Unknown since we have never had special assessment. This is a question for the lawyer.

Survey to be distributed by walk around, at Key Pickup and Pool Party.

Still awaiting response from Sports Court for demo bid.

**Sidewalks:** Roslyn has been in correspondence with District 9. They are looking into getting our sidewalks and curbs on the list of street improvements in city bond.

**Treasurer’s Report:** Bob looked into electronic receipt of Maintenance Assessment fees for ease of collection. Our bank accepts Zelle payment and he will be working with Brian on what it looks like on the Treasurers/Banks side to make sure that Assessments are credited to the correct homeowner/household/member. Once the way in which members can pay electronically is worked out, then we will send an eblast, put in Newsletter and have on website how to for members.

New costs for Treasurer to move from 2011 QuickBooks to new Wave system include printer (\$138) and laptop (\$400). Bob is in the process of moving all membership information into the new system.

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## NEW BUSINESS

**Committee Reports:** Committees and Chairs are staying as is: Alyssa – Communications, Brian, Grievance/Social Events, Charles – ACC, Audrey – Website, Welcome – Phyllis and John.

The board as a whole would like to see additional help from members and we need to figure how to do that. For the Annual Meeting we had 3 persons (Janet Cummings, Laura Van Stinn, and Claudia Clark step up and say they would help. Where can we use their help specifically.

Virginia is working with Janet Cummings on the Newsletter starting in March.

**Grievance/ACC Report:** Member was burning a tree to get rid of the stump? That has been resolved. A box and cover were on a driveway and Brian is checking to see if they need some help in order to clear it up.

**Welcome:** Nothing to report from Chairpersons.

**District 9:** Virginia and Roslyn attended the D9NA which focused on the Capital Delivery Department of the City of San Antonio. Michael Shannon, Capital Delivery Director, who oversees the approved Bond Projects by keeping them on time and within budget. Mr. Shannon oversees 188 positions, with \$250M FY26 Operating and Capital Budget, focusing on large projects. Art Reinhart, Public Works Director is tasked with the nitty gritty, boots on the ground portion of this department. Mr. Reinhardt oversees 698 positions, \$314M FY26 Operating and Capital Budget focusing on streets, sidewalks, traffic and storm water. They work very closely together and communicate often as to what is happening and where the hangups or stoppages are and why. There is a new bond projects dashboard: [www.sa.gov/roadtoprogress.gov](http://www.sa.gov/roadtoprogress.gov) which gives an up to date on where we are and what's left to be done. See Attachment #1 for the sidewalks that are slated for repair in 2026 in District 9.

**Covenants Committee:** We were meeting on a weekly basis but have backed off to every other week as schedules allow. We are up to Article X and will be sharing our new wording and such with Charles to make sure that the changes are in line with what we have been doing already. We still need to look over the filed Policies, and Guidelines to see where these can be incorporated into the new Covenants. Progress is ongoing.

**Board Members:** All board members are remaining in current positions for this year 2026.

Next BOD Meeting is scheduled for **Wednesday, April 15<sup>th</sup>, 2026**, 7:00 – 8:00 pm at Virginia Vaillancourt's home - 17011 Summer Creek Dr.

Meeting Adjourned at 8:05 pm

Respectfully submitted

Virginia Vaillancourt-Garza