

Blanco Woods Board Meeting

Thursday, April 15th, 2026

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Minutes

7:05 pm Meeting called to order

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

Minutes for Wednesday, February 19th meeting were unanimously approved by attendees with some comments on talking points regarding possible special assessment.

Treasurer's Report: Approximately 90 plus members are paid and up to date. We have 2 homes that are in arrears by more than 2 years. Also, one home's payment is going to past years so as not to exceed the 4 years in arrears.

Question: Can we put liens on the homes that are past due and not attempting to make payments? What is the process and what is it going to cost the HOA assuming the lawyer is involved?

Committee Reports

Grievance/Social Events – Brian Marx: Was asked by Roslyn as to where we are in process of the short-term rental on Summe Creek Drive. HOA has received response to 1st letter but it did not include all the information we were questioning – such as the advertisement on Airbnb. A 2nd letter will need to be sent to address this issue as well as the city account for taxes on short term rentals. Brian stated that he would be sending this out shortly.

ACC - Charles Schneider: There were 2 requests submitted for new roofs which have been approved. Nothing else has been submitted.

Welcome – Phyllis and John Krauss: Are meeting with New Owners as they are available and sending updates to Bob with name, email and phone numbers.

Newsletter – Virginia: In March I met with Janet Cummings regarding help with the Newsletter and we were on very different paths as to what it was and where it should be. I want it to be as much inclusion as possible so that we encompass the whole community which includes our younger as well as older members. This is proving to be very time consuming but will be looking more closely at what we can do that is more informative and timelier.

Covenants – Virginia: We are moving along with the covenants and reviewing about 2 Articles every two weeks. We are hoping to have them completed around the end of the year. We have asked Charles if he would like to review them and need to follow up with this process. We may have them completed in time to be voted in February for presentation at our Annual

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Membership Meeting, but we will have to see with schedules and such how we are going to accomplish this large endeavor.

Membership Directory – Virginia: On hold for now, however, there were a couple of persons who are willing to help get this put together and out to the Membership possibly by end of year.

Both Communications and Website were contacted by the Secretary to get a sense of what is working and what we can improve on regarding their roles in the HOA. Responses follow:

Communications – Alyssa Mendoza: Overall, communication flow has been fairly smooth. When she receives clear, complete information in advance, then she is able to turn things around efficiently. She appreciates when messaging priorities are clear so that she can sequence what goes out and when. Roslyn is giving her enough time to get eblasts out when she is given a heads up when something is in process. Her schedule with work, family and HOA is generally manageable, except when short notice requests come into her inbox. Advance planning definitely helps ensure that everything gets the attention it needs.

Eblasts should go out earlier in the week (Mon – Wed) due to the fact that engagement of the membership tends to be higher. She asks for a minimum of 5 business days for drafting, review and scheduling in order to send anything out. For smaller or simpler announcements, a shorter turnaround can work, but 5 business days is ideal.

Easiest formats for the eblasts are when content is finalized, clearly labeled and easy to copy/paste (.pdf, Word, Google Docs) and include any images or attachments in ready to use formats really helps streamline the process.

Website – Audrey Trent: The new website (blancowoodshoa.com) is running smoothly and functioning as intended. If there are any changes that you have noticed she would like to know. She appreciates a 2-3 business day turnaround for any standard updates. If something is time sensitive, she will try to prioritize accordingly. Updates sent at the beginning of the week is always helpful. Documents sent in .pdf are preferred but she can accommodate Word docs as well. She is appreciative of our responsiveness and organization when working with her. If there is anything that needs to be adjusted, just please let her know.

Special Assessments: Tina Tholl: It took the HOA over 8 years to build up the amount in reserves to resurface the pool. We don't have that kind of time to wait to resurface the tennis courts. Maximum we have about 2 years to determine what we can do and what we cannot in order to resolve the issue of warped and unusable tennis courts. What is the majority of the neighborhood saying through the survey? More persons will be asked during the pool key distribution in April as well as the Pool Party in May.

Fence/Pool Buildings: We have received a couple of bids on fixing the footers of the wrought iron fence surrounding the pool – it is leaning in sections. This leaning is due to footers

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(concrete base for posts) loosening because of erosion. Steve mentioned that he believed a truck ran into the fence when we were having the pool resurfaced, but no one came forward about that at the time (now 3-4 years ago). Footers now need to be reset and/or replaced with larger or deeper footers. The soil needs replacement and the fence needs a new coat of paint.

The pool buildings need some minor fascia/soffit repair and possibly some cement tiles for the roof. We are gathering bids for this as well. We are still waiting on one or two to be submitted.

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.

New Business

We also discussed to be more direct in the Membership Meeting and correspondence to the membership to include exactly what our Maintenance Assessments are paying for – exactly. Question came up on if the membership has any say on what the money collected is paying for? It was unanimous that anyone is welcome to the board meetings and annual membership meeting and can ask that question and get it answered by our Treasurer and really anyone on the board.

Common Area Xeriscape/2nd Median at Entrance: A member approached Bob Orozsi regarding his son, who is going for his Eagle Badge(?), to update the landscaping to drought tolerant / no water landscaping. The son will need to write up the proposal, submit it to the Eagle Scout committee, then submit it to our ACC for approval prior to any materials being purchased. The board voted and unanimously approved this proposal.

Rental Properties: Virginia brought up a proposal regarding rental properties in Blanco Woods and if we wish to put a limit on what percentage or capping a maximum number of homes in the development that are for rent. The average amount for HOA's via CAI (Community Association Institute) seems to be around 10% which would be 14/15 homes in Blanco Woods. We are currently at 12 homes that are being rented. Question: are we going to tell persons putting their homes on the market for rent that they cannot do that if we have 15 already rented? Brian proposed a 10% cap on rental homes in Blanco Woods. Passed unanimously.

Next BOD Meeting is scheduled for **Wednesday, June 17th, 2026**, 7:00 – 8:00 pm at Faith Presbyterian Church

Meeting Adjourned at 8:15 pm

Respectfully submitted

Virginia Vaillancourt-Garza