

Blanco Woods Board Meeting

Thursday, June 17th, 2026

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Minutes

7:10 pm Meeting called to order

Attendees: Meeting was called to order by Vice President, Brian Marx, filling in for Roslyn Higginbotham. Additional attendees: Bob Oroszi – Treasurer, Tina Tholl, Steve Bird, Laura Berjon, and Virginia Vaillancourt – Secretary, via phone.

Approval of April 15, 2026, board minutes - were approved through unanimous consent via email on June 15th, 2026.

Treasurer's Report: Bob Oroszi Committee Reports – Nothing out of ordinary as far as expenses are concerned. 3 members have not paid in full as yet.

2025 expense at top of expense report. 2026 was put in at the bottom of the budget. Now have \$10,000 in reserve fund.

Committee Reports

ACC: Charles – nothing to report

Grievance/Social Events: Brian Marx – dropped off a grievance letter regarding kayak

Covenants – Virginia –Covenants Committee is still moving along and meeting every couple of weeks. The Committee decided to not mention chickens within our covenants.

Fence/Pool Buildings: Capital Improvements Bob Oroszi \$14,000 is budgeted.

Pool Building bids and vote: Went through the bids one by one. Identified the cracked roof tiles. Next bid, one is a roofer and one is a construction guy. No leak, broken tile, caulking and replace rotting fascia boards. What we have is about 14 tiles in stock. Another bid – roofer and has done 3 roofs for members family.

Motion to approve one bid for fix of bathroom buildings, another bid for fixing/righting fence and another bid for painting of fence and front sign was made. These are contingent upon if all contractors have city license. Then discussion consisted of a request for persons who received bids to go back and get updated bids on these contracts since so many are 2 – 3 months old.

Monies were budgeted under maintenance – for roof, soffit and repair.

Old Business

Rental Properties: Short term rental update Virginia Garza: After speaking with homeowner who asked for a variance, the discussion was that all homes are single family, spent a lot of time

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getting USE amendment covenant written, signed and approved. Stated within covenant that homeowner cannot rent any part of the home for less than 180 days. Motion for the board to approve variance was made and unanimously denied. Covenant supersedes any variance.

Tennis, Basketball and Pickleball Court: update by Tina Tholl - email blast to go out in the next week with survey. Have box at pool to put the survey in. About 50% for and 50% against.

Common Area Xeriscape/2nd Median at Entrance: Boy Scouts/Eagle Badge updating common ground (Island #2): update by Bob Oroszi - Target is late fall. Duplicate what is done in the front landscape. \$3,000 materials and then labor. Bob is trying to get the cost more accurate of what we are providing. The Eagle Scout is also working through their process for approval of project. Budgeted \$6,000 towards landscaping Island #2.

New Business:

Liens: Question came up regarding putting lein on homes of members with past due maintenance assessments. How many are we talking about? Bob said past due assessments of which there are 3 members, 2 of the 3 are working with a payment plan. Still working to contact the 3rd to see where they stand as far as payment in full or partial payments.

Next BOD Meeting is scheduled for **Wednesday, September 16th, 2026**, 7:00 – 8:00 pm at TBD

Motion to adjourn made by Brian, voted unanimously at 7:55 pm

Respectfully submitted

Virginia Vaillancourt-Garza