

Countryside San Pedro Property Owners Association
Annual Meeting Minutes
Tuesday, January 10, 2023
6:30 PM Hilton Garden Inn
<https://countrysidesanpedropoa.org>

Directors in attendance: Tom Marler, Kathy Parker, Chip Linnartz, Susie Geppert, Andrew Peterson, Bill Knott, Layne Ferguson, Joan Austin,

Directors not in attendance: Suzy Hawkinson,

Residents in attendance: 25 residents

Guest: John Courage, D9 Councilman

1. Tom called the meeting to order at 6:30 PM and introduced John Courage.

John Courage commented on the negative impact the construction in The City has had on small businesses. The City has established a grant program to help small business.

John discussed the new Senior Center for District 9 including his request to add pickle ball courts.

There are regional expansion plans for The City, including specific plans for District 9.

Susie raised the issue of fireworks on New Year's Eve in the backyard and in the street at an Airbnb rental, causing excessive noise and leaving litter in the street and in resident's yards. John believes his office can take action if disruptive behavior continues.

A resident questioned the Google Fiber coverage on the homes on Blanche Coker that share the alley. John is not confident this can be corrected.

John's office is also working on the greenbelt issue and some paving repairs.

Residents are concerned about the security issues resulting from the new Poker Club business. John will check on their security.

2. Tom opened the meeting. There is a quorum present. The minutes of the October Board meeting were approved as issued.

3. Treasurer's Report

Chip distributed the attached financial report and discussed several specific items. Also refer to the treasurers items on the attached agenda. The budget includes funds for potential attorney fees related to covenant changes.

Susie showed a map reflecting the numerous units with different covenants. The Boards goal is to get all eight units with the same consistent covenants.

4. Rec Club Report

Tom thanked the volunteers who maintained the rec club facility in 2022. They did an excellent job.

5. Tom intends to address and enforce the current covenant.

6. The City received bids for the demolition of the monument sign located at the 281N frontage road and Heimer. There are some administrative issues holding up the progress.
7. There were no nominations from the floor for 3 open Board positions. Tom, Andrew and Layne's terms expired 12/31/22. The motion to reelect the three departing Board members was seconded and passed.

The annual meeting adjourned at 7:15 PM.

Board of Directors Meeting January 10, 2023, 7:15 PM

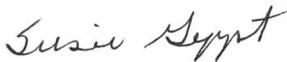
Tom is looking for a replacement for his position as President.

The Board elected the following officers:

President (interim)	Tom Marler
Vice-President	Kathy Parker
Secretary	Susie Geppert
Treasurer	Chip Linnartz

The Board meeting adjourned at 7:30 PM.

Respectfully submitted,



Susie Geppert, Secretary

Board of Directors Contact Information

President - Tom Marler	210-857-4048	thomas.marler@sbcglobal.net		
Vice-President - Kathy Parker	210-260-9407	kathy.tower@att.net		
Secretary - Susie Geppert	210-508-6499	countrysidepoa@countrysidepoa.org		
Treasurer - Chip Linnartz	210-859-5946	dlinnartz1@gmail.com		
Director - Joan Austin	210-490-6850	joanaustin12@gmail.com		
Director - Suzy Hawkinson	210-373-8802	suzy.hawkinson@gmail.com		
Director - Bill Knott	210-656-7246	aknott@satx.rr.com		
Director - Layne Ferguson	210-710-4994	laynef3@gmail.com		
Director - Andrew Peterson	830-456-5691	apeterson1284@gmail.com		

SAFFE Officer Sonny Kretzer
sonny.kretzer@sanantonio.gov
 Work 210-207-8126

Jones Maltsberger Substation Front Desk 210-207-8126
 SAPD Non-emergency Dispatch 24/7 210-207-7273

Countryside San Pedro POA
Annual Meeting
Hilton Garden Inn
Jan. 10, 2023

Agenda

POA Annual Meeting Open –6:30
Quorum of 10% of the residents.

Secretary's Report:

Approve last POA meeting's minutes.

5 Min.

Treasurer's Report:

2022 YTD Expense/Revenue report.

2023 Budget review.

2023 Assessment review.

Project Review 2022

Bitter Sign Repair.

Tennis Court Resurfacing.

Pool Light replacement.

Replacement of drip irrigation on the islands.

Tree Trimming at the pool and island.

Project Review 2023:

Landscaping at the pool.

20 Min.

Rec Club Director's Report:

Operational review.

Security cameras review

10 Min.

Maintenance Director's Report:

Landscaping at the pool.

10 Min.

Covenant Review

Current covenants.

5 Min

Election of new board members

Board candidates nominated.

Candidates nominated from the floor.

Vote on new candidates.

10 Min.

New Board meets for election of officers.

5 Min

**Countryside Property Owners Association
2022 Calendar Year to Date Profit and Loss
with 2023 Budget**

	<u>2022 YTD</u>	<u>2023 Budget</u>
Income		
Member Assessments	38,093.00	41,580.00
Real Estate Transfer Fees	350.00	500.00
Pool Memberships	975.00	975.00
Other Income/Bank Interest	32.43	50.00
Total Income	<u><u>39,450.43</u></u>	<u><u>43,105.00</u></u>
Expense		
Professional Services		
CPA/Audit Services	1,245.00	1,500.00
Legal	3,292.73	2,500.00
Insurance	8,372.00	8,500.00
Taxes - Real Estate	80.48	100.00
Total Professional Services	<u>12,990.21</u>	<u>12,600.00</u>
Common Area		
Landscape Contract	9,093.66	8,600.00
Pool Repair & Maintenance	13,207.83	7,920.00
Community	255.39	500.00
Sign Repair	10,574.23	0.00
Tennis Court Repair	8,800.00	0.00
Total Common Area	<u>41,931.11</u>	<u>17,020.00</u>
Utilities		
Water	4,254.33	3,500.00
Electricity	1,377.49	1,500.00
Telephone	879.24	900.00
Total Utilities	<u>6,511.06</u>	<u>5,900.00</u>
Other Expenses		
Office Supplies/Postage	479.96	500.00
Bank Charges	194.37	200.00
Misc. Expenses	319.46	350.00
Total Other Expenses	<u>993.79</u>	<u>1,050.00</u>
Total Expense	<u><u>62,426.17</u></u>	<u><u>36,570.00</u></u>
Net Income from Operations	<u><u>-22,975.74</u></u>	<u><u>6,535.00</u></u>

Capital Improvements Program:

Estimated Cost

Update Landscaping Around Recreation Club	5,000.00
Upgrade Security System at Recreation Club	TBD
Fix Chain Link Gate at Recreation Club	TBD
Repairs to Pool House and Pump House	TBD
Additional Safety Entrance Bar to Pool Steps by Pump House	TBD
Replace Neighborhood Fence Along Bitters Road	TBD

Countryside Property Owners Association 2022 Calendar Month and Year to Date Profit and Loss

	<u>December 2022</u>	<u>2022 YTD</u>
Income		
Member Assessments	0.00	38,093.00
Real Estate Transfer Fees	0.00	350.00
Pool Memberships	0.00	975.00
Other Income/Bank Interest	0.08	32.43
Total Income	<u><u>0.08</u></u>	<u><u>39,450.43</u></u>
Expense		
Professional Services		
Accounting/Audit Services	0.00	1,245.00
Legal	0.00	3,292.73
Insurance	0.00	8,372.00
Taxes - Real Estate	0.00	80.48
Total Professional Services	<u><u>0.00</u></u>	<u><u>12,990.21</u></u>
Common Area		
Landscape Contract	0.00	9,093.66
Pool Repair & Maintenance	6,723.26	13,207.83
Community	0.00	255.39
Sign Repair	0.00	10,574.23
Tennis Court Repair	0.00	8,800.00
Total Common Area	<u><u>6,723.26</u></u>	<u><u>41,931.11</u></u>
Utilities		
Net Water	189.40	4,254.33
Electricity	94.32	1,377.49
Telephone	105.41	879.24
Total Utilities	<u><u>389.13</u></u>	<u><u>6,511.06</u></u>
Other Expenses		
Office Supplies/Postage	0.00	479.96
Bank Charges	0.00	194.37
Misc. Expenses	0.00	319.46
Total Other Expenses	<u><u>0.00</u></u>	<u><u>993.79</u></u>
Total Expense	<u><u>7,112.39</u></u>	<u><u>62,426.17</u></u>
Net Income from Operations	<u><u>-7,112.31</u></u>	<u><u>-22,975.74</u></u>

**Countryside Property Owners Association
December 2022 Balance Sheet**

December 2022

Assets

Operating Checking Account	\$28,791.67
Bank CD	\$31,740.44
Total Assets	<u>\$60,532.11</u>

Liabilities and Owners Equity

Liabilities

Deferred Revenue	\$20,900.00
Total Liabilities	<u>\$20,900.00</u>

Owners Equity

Opening Equity	\$32,696.23
Retained Earnings	\$29,911.62
Net Income	(\$22,975.74)
Total Owners Equity	<u>\$39,632.11</u>

Total Liabilities and Owners Equity	<u>\$60,532.11</u>
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Countryside Property Owners Association

December 2022 Cash Flow

December 2022

Cash In/Out From Operating Activities

Collection of Home Owners Dues	\$0.00
Collection of Home Owners Dues - Deferred	\$20,900.00
Collection of Pool Membership Fees	\$0.00
Collection of Real Estate Transfer Fees	\$0.00
Bank Interest Received	\$0.08
Payment of Operating Expenses	(\$7,112.39)
Total Cash In/Out from Operating Activities	<u>\$13,787.69</u>

Cash In/Out From Investing Activities

Capital Purchases	\$0.00
Total Cash In/Out from Investing Activities	<u>\$0.00</u>

Cash In/Out From Financing Activities

Receipt of Loan Proceeds	\$0.00
Loan Payments	\$0.00
Total Cash In/Out from Financing Activities	<u>\$0.00</u>

Net Change in Cash Position	<u>\$13,787.69</u>
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Current Month Ending Cash and CD Balance	\$60,532.11
Prior Month Ending Cash and CD Balance	\$46,744.42
Net Change in Operating Bank Account and CD	<u>\$13,787.69</u>

Countryside Property Owners Association 2022 Calendar Month and Year to Date Profit and Loss

	<u>November 2022</u>	<u>2022 YTD</u>
Income		
Member Assessments	0.00	38,093.00
Real Estate Transfer Fees	0.00	350.00
Pool Memberships	0.00	975.00
Other Income/Bank Interest	7.47	32.35
Total Income	<u><u>7.47</u></u>	<u><u>39,450.35</u></u>
Expense		
Professional Services		
Accounting/Audit Services	0.00	1,245.00
Legal	0.00	3,292.73
Insurance	0.00	8,372.00
Taxes - Real Estate	0.00	80.48
Total Professional Services	<u><u>0.00</u></u>	<u><u>12,990.21</u></u>
Common Area		
Landscape Contract	3,360.00	9,093.66
Pool Repair & Maintenance	559.12	6,484.57
Community	0.00	255.39
Sign Repair	0.00	10,574.23
Tennis Court Repair	0.00	8,800.00
Total Common Area	<u><u>3,919.12</u></u>	<u><u>35,207.85</u></u>
Utilities		
Water	336.34	4,064.93
Electricity	120.63	1,283.17
Telephone	80.41	773.83
Total Utilities	<u><u>537.38</u></u>	<u><u>6,121.93</u></u>
Other Expenses		
Office Supplies/Postage	0.00	479.96
Bank Charges	0.00	194.37
Misc. Expenses	0.00	319.46
Total Other Expenses	<u><u>0.00</u></u>	<u><u>993.79</u></u>
Total Expense	<u><u>4,456.50</u></u>	<u><u>55,313.78</u></u>
Net Income from Operations	<u><u>-4,449.03</u></u>	<u><u>-15,863.43</u></u>

Countryside Property Owners Association
November 2022 Balance Sheet

	<u>November 2022</u>
Assets	
Operating Checking Account	\$15,003.98
Bank CD	\$31,740.44
Total Assets	\$46,744.42
Liabilities and Owners Equity	
Liabilities	
Deferred Revenue	\$0.00
Total Liabilities	\$0.00
Owners Equity	
Opening Equity	\$32,696.23
Retained Earnings	\$29,911.62
Net Income	(\$15,863.43)
Total Owners Equity	\$46,744.42
Total Liabilities and Owners Equity	\$46,744.42

Countryside Property Owners Association

November 2022 Cash Flow

November 2022

Cash In/Out From Operating Activities

Collection of Home Owners Dues	\$0.00
Collection of Pool Membership Fees	\$0.00
Collection of Real Estate Transfer Fees	\$0.00
Bank Interest Received	\$7.47
Payment of Operating Expenses	<u>(\$4,456.50)</u>
Total Cash In/Out from Operating Activities	<u>(\$4,449.03)</u>

Cash In/Out From Investing Activities

Capital Purchases	<u>\$0.00</u>
Total Cash In/Out from Investing Activities	<u>\$0.00</u>

Cash In/Out From Financing Activities

Receipt of Loan Proceeds	\$0.00
Loan Payments	<u>\$0.00</u>
Total Cash In/Out from Financing Activities	<u>\$0.00</u>

Net Change in Cash Position

(\$4,449.03)

Current Month Ending Cash and CD Balance	\$46,744.42
Prior Month Ending Cash and CD Balance	<u>\$51,193.45</u>
Net Change in Operating Bank Account	<u>(\$4,449.03)</u>