

HOA Q3 Meeting & Executive Meeting

24 Sept 2025/ 6:00 PM / In person, 2524 W Southern Star Drive

6:00 start

Attendees

Kathi Moroz, Linda Volkerink, Alysson Striner, Vanesa Zuzuarregui - Board Members

Ken Whitsett, Lucinda (Cindy) Abril - Members at Large

Lorna De La Ossa - Association Manager

Agenda

II. Linda approves meeting minutes from April 9, 2025 BOD Meeting, Vanesa second.

III. Reports

President's Report - followed up with landscapers and continues to address the leaf blowing up onto homes.

Treasurer Report - running deficit as expected. Not a lot of expenses and we can't hold onto too much. Lorna referenced how insurance continues to increase for all neighborhoods. Exterior wall is 25 years and is the only item in the neighborhood that may need work soon.

ARC Report - Linda will walk the neighborhood before the beginning of October. Minor items that Cindy and Linda have noticed, maybe some small paint jobs.

Linda owes an updated design doc re: basketball hoop from past meeting (German on Junebug). Draft is complete and will be sent out before the annual meeting.

Homeowner asked to come and build a shed, specs were given and other sheds are visible that are not meeting current specifications. This is not a new issue (since beginning of the HOA). Linda proposing reviewing the shed guidelines and editing or removing them all together.

IV. Old Business

Vacant land update - no update from Lorna. Allyson to follow up with homeowner to hear update.

Sidewalk proposal - \$2,000. Linda walked with rep to review damage and type of repairs. Linda recommends to move forward and put to a vote. Most repairs are due to tree/root growth and homeowners would need to do something about trees that are causing damage.

Kathi made a motion to put the sidewalk repairs to a vote, all members in attendance voted in favor.

V. New Business

- a. Dead trees on north side of the property - landscapers brought it up in a report - Lorna to follow up on exactly what trees
- b. Tree behind 2624 Southern Star - Asking Jerry (homeowner) how severe is the overhang, and is it possible for him to handle it himself? Lorna confirming that the wash is not generally included but is a periodic area for landscapers to handle. Lorna will request more information from homeowner so we are aware exactly which tree.
- c. 2026 budget - reviewed spend from the social committee -
 - i. \$1320 total spend for the year. Social Committee might want to plan one more event maybe in October or November (ice cream social?).
 - ii. Another change is that Bidegain is being charged a software fee \$100/month per HOA. \$25 will be charged directly to the HOA.
 - iii. Other large expense is the grounds. Group feels like we are not getting our money's worth. Process has changed and they focus on quadrants instead of the entire neighborhood. Lorna is meeting with new landscapers and does not have to babysit other companies. Maybe neighbors need to keep an eye on them (landscapers committee? Different quadrants).
 - iv. Trash receptable lid is broken.
 - v. Kathi makes a motion to approve the budget, Linda seconds the motion. All in favor.

VI. Open Discussion

- a. Street sweeper - comes after brush and bulky. Not sure on frequency for neighborhood.
- b. Garbage getting knocked over by javelinas - spreading the word around neighborhood for anyone who wants to get a latch for the bins.
- c. Resident bobcats - staying aware of their location and being careful. Wildlife says to leave them alone and they cannot relocate them.

Adjourn 6:38 p.m.

Next Meeting ¶

November 12, 2025