

San Clemente HOA Running Decision Log (Starting of January 2022)

Updated December 13, 2022

Item	Date Added	Decision
1.	1/5/2022	Director positions: Marise Textor as President and Secretary; Brisa Garcia as Vice-President and Treasurer; Mike Myers as Board Member At-Large
2.	1/5/2022	Architectural Review Committee will consist of: Luisa Miller, Andrew Palafox, Diane Anderson, Patty Russell, and Karen Foster.
3.	1/5/2022	We will establish a written agreement for the job duties or expectations for the homebuilding contractor liaison.
4.	1/5/2022	We will hold the 2022 initial annual meeting on February 15, 2022, at 5:00 p.m.
5.	1/5/2022	ARC will ensure that no roofs constructed in the future are reflective by requiring colors and roof material samples to be submitted to the ARC for approval. They will also ensure the roof pitch in plans meets the requirement.
6.	1/5/2022	San Clemente will maintain the current policy prohibiting tractor trailers (18-wheelers) within the subdivision.
7.	1/5/2022	Analysis of water bills over the last three years shows that San Clemente water use has risen steadily to several times the 2019 amount and that Stanton St water usage is several times the San Clemente amount, seemingly disproportionate, apparently due to leaks and overwatering, problems that we must work expeditiously to resolve based on the excess water bills costing several thousand dollars per year.
8.	1/5/2022	Priorities at this time for the HOA include the following: <ol style="list-style-type: none">1. Collect the money owed to us.2. Fix the sprinklers.3. Review expenses monthly for changes.
9.	1/5/2022	The Board gratefully accepts the offer of a homeowner to hire someone as her expense to find and fix sprinkler leaks throughout the subdivision and on the portion of Stanton St. where the three subdivisions care for the medians and sidewalk plantings.

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10.	1/5/2022	The Board agrees that we will use the provision in State law to allow electronic notices of Board meetings for future Board meetings, per Texas Property Code Title 11 Chapter 209 Section 209.0051(e)(2). Sheldon will set up the required internet website for posting future San Clemente notices. Sheldon will include a request for email addresses in the mailing for the annual meeting and advise property owners that we will use email and the electronic bulletin board for notice of future Board meetings, that it is "an owner's duty to keep an updated e-mail address registered with the property owners' association.
11.	1/5/2022	Regarding the common rock wall retaining wall within the property boundary of 398 Rocky Pointe, the Board provided three options to the property owner: <ol style="list-style-type: none"> 1. Change the property boundary on the deed to deed all of the land with the rock wall to the HOA at the property owner expense, 2. Sign the agreement provided previously for the property owner to assume responsibility to maintain the portions of the wall on the private property. 3. Suggest changes to the agreement and negotiate changes with the Board but keeping in mind that the Board is unwilling to assume responsibility to do maintenance work on the private property of a property owner. The property owner will need to determine how they want to proceed.
12.	1/5/2022	The HOA values the work of the liaison to the construction contractors and, with the amount paid for the work being our single largest expense, we will develop a written agreement defining the functional expectations, ban on conflict-of-interest payments, monthly payments, and future review of the agreement and payments as the number of homes under construction decreases over time.
13.	1/5/2022	Dana Properties will send demand letters via certified mail, return receipt requested.
14.	1/18/2022	Dana Properties will not be allowed to incur any expenditures on San Clemente's behalf greater than \$300 except for routine operating expenses without prior express approval by vote of the Board. (by unanimous email vote of the Board)
15.	1/18/2022	Dana Properties will invoice the owners of 398 Rocky Pointe for legal fees incurred by drawing up an agreement regarding the rock wall. (by unanimous email vote of the Board)
16.	3/2/2022	We must adhere to the \$5,000 construction deposit in the amended Declaration.
17.	3/2/2022	We adopted the budget for 2022 for SCE, the budget of \$61,890 with a deficit for the year of \$11,614, pending a positive vote for an assessment increase.
18.	3/2/2022	DP must obtain three bids for anything costing more than \$1000.
19.	3/2/2022	Proceed with plans to seek a dues increase to \$1200 and a one-time special assessment (amount to be determined at a future meeting), both subject to a successful vote of the homeowners as prescribed in the Amended and Restated Declaration, Article IV.

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20.	7/11/2022	The Board agreed to move forward with the new Rules of Construction establishing new fees for violations.
21.	8/28/2022	Dues for 2023 will be set at \$1200 per vote of property owners.
22.	8/28/2022	A special one-time assessment of \$1000 per lot will be levied per vote of property owners.
23.	9/20/2022	The Smiths have been added to the Architectural Review Committee.
24.	9/20/2022	The lighting in SCE will be upgraded to LED.
25.	9/20/2022	We will record the Rules of Construction and the Requirements Before Construction with the County as official dedicatory instruments for SCE.
26.	9/20/2022	The ARC will hire a professional architect to review construction plans for each property and DP will bill the cost of this review to the property owner.
27.	9/20/2022	We will leave the gate hours unchanged until construction activity decreases significantly.
28.	11/1/2022	Funds from the special assessment collection will be placed in a "special assessment" account where withdrawals can be made only by a vote of the Board.
29.	11/1/2022	The Board gave final approval to the Rules of Construction and the Requirements to be Met Prior to Construction.
30.	11/1/2022	The 2023 annual meeting dates will be January 8 and February 5 for the second meeting to establish a quorum. Both meetings will be in person at 4:00 p.m.