



**SRA BOARD OF DIRECTORS
MEETING MINUTES**

DATE: May 14, 2024
PLACE: Regular Session
ATTENDING: Alvin San Miguel, President
Bill Chrisman, Vice-President
Allison Bond, Secretary/Treasurer
Charlotte Cantu, Board Member
Patti Gallagher, Board Member
Sandra K. Denton, General Manager Lisa Cox, Staff
Michael Dei, Staff Troy Goodell, Staff
Cyndi Hernandez, Staff Dana Ippoliti, Staff
Doug McGee, Staff Smita Parikh, Staff
Andy Peal, Staff Dami Roberts, Staff

A. San Miguel called the meeting to order at 9:00 a.m.

A MOTION WAS MADE to call the meeting to order and accept the agenda. (On motions duly made, seconded and carried, the meeting was called to order.)

A. San Miguel proceeded to welcome all present. Per the sign-in names of the viewers, the following Village Representatives were present: Teri Clayton, Rolly De Meza, Wayne Johnson and Tory Nair. Seven (7) other residents were viewing.

OWNER INPUT TIME

A. San Miguel opened Owner Input Time at 9:01 a.m. There was one (1) resident who had submitted an email to the Board prior to the meeting. A. San Miguel read the message from Deb Zygmunt, a resident from the Village of Bees Creek, regarding commercial development just outside of Sienna. Three other residents (M. McCann-Lazor, B. Godfrey and T. Henkel) posted messages in the Q&A section of Zoom regarding feral hogs damaging property in their neighborhood. A. San Miguel thanked all for their comments and advised that Staff would follow up with everyone. Another resident posted a message about a pothole and was advised to contact the Association Operations Department via email for direction on who is responsible for that particular road..

ACKNOWLEDGE ADMINISTRATIVE AND ROUTINE MATTERS

- Ratified Electronic Decision to Approve Minutes from February 13, 2024, SRA Board of Directors Meeting.
- Ratified Electronic Decision to Appoint Modifications Sub-Committee Member – Keith Griffin.

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Residential Association

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- Ratified Electronic Decision to Appoint tory Nair to Vacant Waters Lake Village Representative Position.
- Ratified Electronic Decision to Appoint Hearing Advisory Committee Member – David Atwood.
- Ratified Electronic Decision to Acknowledge Derek Goff’s Resignation from the SRA Board; and to Appoint Allison Bond as SRA Board Secretary.
- Ratified Electronic Decision to Approve Neighborhood Expenses and Assessments Policy.
- Ratified Electronic Decision to Appoint Avalon Gated Neighborhood Committee Member – Imad Khurshid.

CONSENT AGENDA ITEMS-

- Acknowledged advance receipt of Board package.
- Approved 2024 Emergency Preparedness Plan (External and Internal)–The SRA Board of Directors approved both the external and internal versions of the 2024 Emergency Preparedness Plans.
- Set 2024 Annual Meeting Date as Tuesday, November 12, 2024, and Confirm Meeting Format–The SRA Board of Directors approved the date for the Annual Meeting as Tuesday, November 12, 2024 and confirmed the meeting format as virtual.

A MOTION WAS MADE to approve the Consent Agenda. (On motions duly made, seconded and carried, the motion was passed)

ACTION ITEMS

- Financial Reports
 - Reviewed Preliminary March 31, 2024 Financial Reports-M. Dei presented the financial statements and answered Board questions.
 - Update on 2024 Collections-M. Dei reported that SRA is 89.6% collected for 2024
 - Update on Audit-M. Dei stated that the audit is underway and should be completed by May 31, 2024.
 - Reviewed 2024 1st Quarter Projection-M. Dei shared the SRA 1st Quarter 2024 Projection and answered Board questions.

A MOTION WAS MADE to accept the preliminary SRA March 31, 2024, financial statements. (On motions duly made, seconded and carried, the motion was passed)

- Approved Contractors and Authorized S. Denton to Sign Contracts for:
 - Cell Tower Lease with Atlas Tower 1, LLC-S. Denton presented the revised lease and noted that rent payments will begin when the land is initially occupied.

A MOTION WAS MADE to authorize S. Denton to execute the cell tower lease with Atlas Tower 1, LLC. (On motions duly made, seconded and carried, the motion was passed)

- Landscape and Hardscape Projects with Greenyard, Inc. for 3 Years: 2024-2027-T. Goodell presented the proposed 3-year contract with Greenyard, Inc. and noted that the prices for the work to be done will not be increased over the contract term.

A MOTION WAS MADE to authorize S. Denton to execute the contract with Greenyard, Inc. for landscape/hardscape projects from 2024 through 2027. (On motions duly made, seconded and carried, the motion was passed)

A. San Miguel closed Owner Input Time at 9:31 a.m.

- Discussed/Adopted Policies:
 - Parking Policy-L. Cox presented the new Parking Policy which replaces the prior Parking Rules & Regulations. She identified the major changes.

A MOTION WAS MADE to approve the Parking Policy. (On motions duly made, seconded and carried, the motion was passed)

- Racquet Sports Complex Policy-A. Peal presented the revised Racquet Sports Complex Policy and identified the most significant changes to the policy.

A MOTION WAS MADE to approve the Racquet Sports Policy. (On motions duly made, seconded and carried, the motion was passed)

- Sawmill Beach Club Rules-A. Peal presented the new Sawmill Beach Club Rules, noted that they are similar to other Association swimming pools but also address not swimming or wading in the lake. He then answered Board questions.

A MOTION WAS MADE to approve the Sawmill Beach Club Rules. (On motions duly made, seconded and carried, the motion was passed)

- Other Action Items-There were no other action items to discuss.

NEW BUSINESS

- 2024 Insurance Renewals-M. Dei shared the policy renewal proposals from the Associations' insurance broker, explained some of the reasons for rate increases and answered Board questions.

A MOTION WAS MADE to authorize S. Denton to bind 2024-2025 SRA insurance policies. (On motions duly made, seconded and carried, the motion was passed)

- Other New Business-There was no other new business to discuss.

UPDATES ON OLD BUSINESS

- 2nd Quarter 2024 Business Plan Update-L. Cox shared an update of the 2024 Business Plan and went into detail on the items that are in progress.
- Maintenance Facility Update-S. Denton presented a cost summary showing a comparison of budgeted to actual expenses and noted that the final projected cost is about \$100,000.00 under budget.
- Other Major Projects Underway for 2024-T. Goodell reported that the brick wall project in Steep Bank East is nearing completion. Sienna MUD 10 is still considering contributing to their portion of the brick wall, which currently is the only section not converted from wood to brick.

- Other Updates-There were no other updates to discuss.

A. San Miguel asked to adjourn into Executive Session at 10:18 a.m.

A MOTION WAS MADE to call the Executive Session meeting to order. (On motions duly made, seconded and carried, the motion was passed)

During the Executive Session, collection and deed restriction violation matters were discussed.

A. San Miguel asked to adjourn the Executive Session and reconvene the Regular Session at 10:32 a.m.

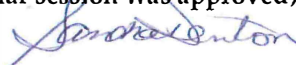
A MOTION WAS MADE to adjourn the Executive Session and reconvene the Regular Session. (On motions duly made, seconded and carried, the motion was passed)

RECONVENE INTO REGULAR SESSION

a. Report of Executive Session Action-

- o Collection Matters-The Board authorized the attorney to take action on 173 properties (see exhibit A).
- o Deed Restriction Violation Matters-The Board authorized the attorney to take action on one (1) property: account #00104-2753.

A MOTION WAS MADE to adjourn the Regular Session meeting at 10:33 a.m. (On motions duly made, seconded and carried, the decision to adjourn the regular session was approved)

Prepared by: 
Sandra K. Denton, General Manager

Approved electronically on May 22, 2024 by the Board of Directors.

Approved by: Allison Bond
Allison Bond, Secretary and Treasurer

SRA Collection Matters
 Accts Requiring Board Auth to File Suit
 May 2024

Request to authorize 173 accounts

Acct ID	Board Action
1191510	Authorize lawsuit
1344558	Authorize lawsuit
1254512	Authorize lawsuit
1393127	Authorize lawsuit
1275096	Authorize lawsuit
1369915	Authorize lawsuit
1238541	Authorize lawsuit
1312111	Authorize lawsuit
1278433	Authorize lawsuit
1318937	Authorize lawsuit
1300204	Authorize lawsuit
1331697	Authorize lawsuit
1423369	Authorize lawsuit
1232369	Authorize lawsuit
1356669	Authorize lawsuit
1391475	Authorize lawsuit
1232796	Authorize lawsuit
1052507	Authorize lawsuit
1231373	Authorize lawsuit
1277816	Authorize lawsuit
1393648	Authorize lawsuit
1319075	Authorize lawsuit
1392270	Authorize lawsuit
1298293	Authorize lawsuit
1337154	Authorize lawsuit
1126734	Authorize lawsuit
1214882	Authorize lawsuit
1339259	Authorize lawsuit
1267787	Authorize lawsuit
1159769	Authorize lawsuit
1188743	Authorize lawsuit
1270994	Authorize lawsuit
1318319	Authorize lawsuit
1395895	Authorize lawsuit
1302024	Authorize lawsuit

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Request to authorize 173 accounts

Acct ID	Board Action
1003556	Authorize lawsuit
1008441	Authorize lawsuit
1009424	Authorize lawsuit
1020076	Authorize lawsuit
1022993	Authorize lawsuit
1040768	Authorize lawsuit
1048281	Authorize lawsuit
1048540	Authorize lawsuit
1061035	Authorize lawsuit
1068517	Authorize lawsuit
1069024	Authorize lawsuit
1074585	Authorize lawsuit
1082904	Authorize lawsuit
1094989	Authorize lawsuit
1099311	Authorize lawsuit
1114076	Authorize lawsuit
1128732	Authorize lawsuit
1134564	Authorize lawsuit
1140451	Authorize lawsuit
1140710	Authorize lawsuit
1143128	Authorize lawsuit
1150535	Authorize lawsuit
1153118	Authorize lawsuit
1153202	Authorize lawsuit
1161689	Authorize lawsuit
1164880	Authorize lawsuit
1173334	Authorize lawsuit
1174317	Authorize lawsuit
1180437	Authorize lawsuit
1184336	Authorize lawsuit
1193288	Authorize lawsuit
1210679	Authorize lawsuit
1232851	Authorize lawsuit
1234574	Authorize lawsuit
1234862	Authorize lawsuit

SRA Collection Matters
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Request to authorize 173 accounts

Acct ID	Board Action
1235010	Authorize lawsuit
1245770	Authorize lawsuit
1248531	Authorize lawsuit
1248858	Authorize lawsuit
1257580	Authorize lawsuit
1264418	Authorize lawsuit
1271647	Authorize lawsuit
1275520	Authorize lawsuit
1279694	Authorize lawsuit
1288041	Authorize lawsuit
1288452	Authorize lawsuit
1296729	Authorize lawsuit
1297786	Authorize lawsuit
1300000	Authorize lawsuit
1301779	Authorize lawsuit
1302972	Authorize lawsuit
1303285	Authorize lawsuit
1303379	Authorize lawsuit
1303722	Authorize lawsuit
1306091	Authorize lawsuit
1314876	Authorize lawsuit
1316544	Authorize lawsuit
1319088	Authorize lawsuit
1319143	Authorize lawsuit
1319185	Authorize lawsuit
1319444	Authorize lawsuit
1319680	Authorize lawsuit
1323058	Authorize lawsuit
1323074	Authorize lawsuit
1331419	Authorize lawsuit
1331613	Authorize lawsuit
1335606	Authorize lawsuit
1339026	Authorize lawsuit
1343986	Authorize lawsuit
1345379	Authorize lawsuit

SRA Collection Matters
 Accts Requiring Board Auth to File Suit
 May 2024

Request to authorize 173 accounts

Acct ID	Board Action
1350241	Authorize lawsuit
1350555	Authorize lawsuit
1354373	Authorize lawsuit
1355725	Authorize lawsuit
1359925	Authorize lawsuit
1360118	Authorize lawsuit
1361023	Authorize lawsuit
1362679	Authorize lawsuit
1367522	Authorize lawsuit
1369818	Authorize lawsuit
1369973	Authorize lawsuit
1373859	Authorize lawsuit
1374298	Authorize lawsuit
1377392	Authorize lawsuit
1378362	Authorize lawsuit
1380732	Authorize lawsuit
1381854	Authorize lawsuit
1388585	Authorize lawsuit
1389636	Authorize lawsuit
1410356	Authorize lawsuit
1413861	Authorize lawsuit
1414572	Authorize lawsuit
1414705	Authorize lawsuit
1414873	Authorize lawsuit
1415720	Authorize lawsuit
1422043	Authorize lawsuit
1422056	Authorize lawsuit
1422577	Authorize lawsuit
1425341	Authorize lawsuit
1316900	Authorize lawsuit
1081921	Authorize lawsuit
1242058	Authorize lawsuit
1050677	Authorize lawsuit
1373817	Authorize lawsuit
1345463	Authorize lawsuit

SRA Collection Matters
 Accts Requiring Board Auth to File Suit
 May 2024

Request to authorize 173 accounts

Acct ID	Board Action
1370001	Authorize lawsuit
1396988	Authorize lawsuit
1045611	Authorize lawsuit
1412134	Authorize lawsuit
1214361	Authorize lawsuit
1195710	Authorize lawsuit
1028926	Authorize lawsuit
1313204	Authorize lawsuit
1133811	Authorize lawsuit
1317682	Authorize lawsuit
1382947	Authorize lawsuit
1368262	Authorize lawsuit
1296680	Authorize lawsuit
1316641	Authorize lawsuit
1188387	Authorize lawsuit
1131583	Authorize lawsuit
1273519	Authorize lawsuit
1317695	Authorize lawsuit
1023484	Authorize lawsuit
1296363	Authorize lawsuit
1185856	Authorize lawsuit
1096314	Authorize lawsuit
1074145	Authorize lawsuit
1049730	Authorize lawsuit
1214688	Authorize lawsuit
1130089	Authorize lawsuit
1367292	Authorize lawsuit
1384851	Authorize lawsuit
1067903	Authorize lawsuit
1152847	Authorize lawsuit
1323919	Authorize lawsuit
1377211	Authorize lawsuit
1220782	Authorize lawsuit