

Minutes of Planning Meeting of the Board of Directors of Peninsula at Mystic Shores Property
Owners Association (POA)
January 11, 2022

The regular planning meeting of the Board of Directors of Peninsula at Mystic Shores Property Owners Association (POA), a Texas nonprofit corporation (the “Association”), was held Via-Zoom pursuant to call by the President of the Association.

Directors Present: Charles Kahn, Linda Solis and David Anderson

Also Present: Julie Rincon of FirstService Residential, San Antonio

Call to Order: The Regular Planning Meeting was called to order at 10:13 a.m., with the President chairing.

Approval of Agenda: Linda Solis made a Motion to Approve the Agenda, Mr. Anderson Seconded the Motion and the Motion was approved.

Discussion:

Records Request: The Board received a Certified Letter from Ms. Magana regarding a records request. The Board would like to set up a meeting with Tom Newton to discuss what is the appropriate way to respond and comply with Ms. Magana’s letter.

September 2021 Legislative Updates: Examine the documents; What compliance policies are needed? Julie Rincon will schedule a WebEx with Tom Newton and Charlie Kahn. What other provisions need to be addressed?

- Denials sent by ACC need to be sent Certified
- Religious Displays
- Perimeter Fences
- Security measures for pools
- Contracts over \$50,000
- Rule enforcement

Send a template letter to David for review with the provision language regarding requesting a hearing.

Wildlife Management:

Feral Hog Activity- The contract for the hog trapping has expired. One hog was trapped. At this time the Board will not be pursuing additional trapping efforts. Send an email with the results to the community. Linda Solis will draft an article regarding the hog trapping efforts and the recommendation to discontinue feeding the wildlife. Also, firearms should not be used in the neighborhood to control the wildlife.

Future Planning:

The Board is planning to hold quarterly meetings. The bidding process will start for the micro-sealing at the end of February. In early March a Board meeting will be held to adopt any new policies.

The Board will work with Tom to draft a Procurement Policy.

A response will be drafted to the resident regarding the deer management.

Linda Solis will be drafting an email for the newsletter.

Charlie Kahn will discuss with Tom the Texas Property Code and the provisions regarding Board/ACC and spouses.

Next Scheduled Board Meeting: No date has been scheduled yet for the next meeting.

Meeting Adjournment: The Meeting adjourned at 11:15 a.m.