

Minutes of Regular Meeting of the Board of Directors of Peninsula at Mystic Shores Property  
Owners Association (POA)  
March 23, 2021

The regular 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:** Keith Tunnel, Charles Kahn and Kathrine Kenton.

**Also Present:** Pamela Villalobos of FirstService Residential, San Antonio

**Call to Order:** The Executive Meeting was called to order at 9:43 a.m., with the President chairing.

**Executive Session Call to Order:** Board discussed and reviewed the delinquency, phase 1 and phase 2 of the landscaping project, financials, and the date for the Annual Meeting.

**Meeting Adjournment:** The Meeting adjourned at 10:10 a.m.

**Call to Order:** The Open Board of Directors Meeting was called to order at 10:30 a.m., with the President chairing.

**Approval of Agenda:** Mr. Tunnell made a Motion to Approve the Agenda, Mr. Kahn Seconded the Motion and the Motion was approved.

**Summary of Executive Session:** Mr. Tunnell informed everyone in the meeting that the Board had discussed and reviewed the delinquency, phase 1 and phase 2 of the Landscaping Project, the financials, and the date for the Annual Meeting during the Executive Session.

**Approval of Minutes:** Mr. Tunnell made a motion to wave the reading of the minutes and to approve the minutes from the November 19, 2020 Board meeting, Mr. Kahn Seconded the Motion and the Motion was approved.

**Old Business:** Mrs. Kenton discussed the progress of phase 1 of the Gate Landscaping Project. The project is almost complete. There were some plants that we could not get last year and due to the freeze there are some plants that will need to be replaced. The warranty should cover the damaged plants. We might have to install a few additional plants to cover the area. There are a few irrigation repairs that are needed and we are working on them. For phase 2, Springs Creek has sent us a design and proposal. We are reaching out to other vendors for competitive bids and tweaks in the current design plan. We are hoping this will be completed this spring. Doug asked about the smaller rocks that are falling and getting in the way of the front gate. Keith said that the landscapers are going to put larger rocks in those areas to prevent the rocks from falling. The landscapers will be coming out this week for the plant and rock issues. The landscapers have also flagged damaged irrigation with green flags and are working on that as well.

Feral Hog Activity- Mr. Kahn noted that the current hog vendor is no longer wanting to work in this area and we are looking for a new hog trapper. Mr. Kahn is working on getting a formal proposal from Bubba Ortiz who is slightly more expensive but offers a better service and is still within the budget.

**New Business:** Mr. Tunnell explained that there has been a Reserve Study completed for the community and that it suggest putting \$60,000 into the reserves account for 2021. The Board agreed that this would be a good idea. Mr. Kahn motioned to approve placing \$60,000 into the reserves account for 2021, Mrs. Kenton second the motion and the motion was approved.

Zoom account- The Board currently does not have a Zoom subscription for virtual meetings. The Board was initially talking about getting a subscription but since the ACC has a Zoom subscription this idea has been tabled.

Annual Board Meeting- Mr. Tunnell made a motion for the annual meeting to be held on May 22<sup>nd</sup> at 10am at the lake pavilion if we are able to book the pavilion. Mrs. Kenton second the motion and the motion was approved.

Financials- Mr. Kahn explained the financials and that while the \$60,000 going into the reserves is more than originally budgeted for, the Board will make their scheduled monthly deposits into the reserves account and will place the remainder of the funds into the reserves towards the end of the year. The Board has chosen to do a tax computation for the community tax return this year. There is a CD with \$20,000 coming into maturity at the end of the month and that will go into the communities Fidelity account.

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

**Meeting Adjournment:** The Meeting adjourned at 10:44 a.m.

**Questions and Comments:**

Doug said that the monument sign needs to be painted. Doug has the paint but is looking for painting supplies and volunteers to assist with the painting. Doug was nice enough to replace the lights on the trees in the community.

Paula Rieker has given her notice that she would like to be removed from managing the Peninsula website. Famia Magana has also requested to be replaced as our Communications person who sending our official Peninsula eblasts. Perhaps these two positions can be combined into one. We are looking for a volunteer who has some knowledge of websites or an aptitude to learn. Paula is willing to train a replacement.

A homeowner requested that everyone stop feeding the deer so that it would make catching the feral hogs easier. The Board noted that they have noticed that there has not been much hog activity lately.