

Amorosa Advisory Committee Minutes – September 27, 2022

Location: Amenity 2

Time: 4:00pm

Attendees: Melissa Rogers, John Barch, Rick Brown, Dom Pappalardo, Eric Stephens, Ella Shale (Facilitator)

Absent: Jim McCormick

1. Follow up Business

- a. Landscape plan for residents of the nature area between Canasta and Diamante – Gary

Gary presented the final plan. The plan specifies one tree (either a Texas Ash or American Elm plus one drought tolerant plant (Esperanza or Pride of Barbados) between a homeowner's lot and the path. The Committee endorses the plan, but the Board needs to approve it. When approved by the Board, Melissa will communicate the plan to the twenty homeowners involved.

- b. Update on Memo's nature area trimming – Melissa

Completed

- c. Create a common area contract for Memo's – Melissa, Committee

Melissa has the last quote for the common areas as well as the specification that the Committee drafted. A contract for the common areas needs to be created for 2023.

- d. Update on Resort Parkway entrance keyboard – Melissa

Not completed; a rubber number pad is ordered for the main gate.

- e. Status of defibrillator for Amenity 2 Fitness Center – Melissa

The approval is with Bill K. and Melissa is confident it will be approved.

- f. Update on transition from CCMC to Evergreen Lifestyle including staffing – Melissa

Still in progress: Josie will move to Campanas full time on October 3rd. Judy Parker will be the new Assistant Community Manager. The Community Standards position will be eliminated; Melissa and Judy will handle it. There will be a part-time administrative position. Lexy Ringwood will continue as the Lifestyle person.

- g. Posting of FAQ's at the Amorosa link on the Cibolo Canyons web site – Melissa

The website has changed and on September 2nd, residents received an email with new log in information. The FAQ's will be posted on the new site. The Committee recommends to also email it to the Amorosa residents with the Committee's accomplishments, and our names and emails.

However, official complaints should always go to the Management office.

- h. Status of email to residents on flowers for the Fall (Dianthus) – Melissa

Melissa will send out the Fall schedule and the information on the Fall flowers.

- i. Progress on Amorosa Firewise portal- Melissa

Due to the transition, this has not been completed.

- j. Status of Firewise Program for November, decision on chipper, additional bulk pick up date – Eric, Melissa

Chipper estimates are being gathered by Josie. The Firewise activity will be scheduled for one of the first two weeks of November. The chipper will take the wood and send it to the woods so changing the bulk trash pick-up is not necessary.

On October 5th, there will be a meeting in the Campanas club house where residents of Amorosa and Campanas can learn about the Firewise program.

On October 13th, Melissa will hold a coffee with residents with the main topic being the Firewise program.

- k. Update on Bill's response to sports court for Amenity 3 – Melissa

There has been no response from Bill.

- l. Status of Amorosa North HOA – Melissa

We are called Amorosa and the condos will become Amorosa Gardens and their own HOA. The President and Secretary must sign the completed document and file it in Bexar County for the transition to be completed.

- m. Routine drive through results (great work already) – Melissa

3. Status of light repair – Melissa

Melissa thought that Suberg completed the repair and saw the invoice.

- n. Status of revised Memo's quote for common area on corner of Alabado and Amorosa Way – Melissa

No quote has been received to date. Melissa will follow up.

- o. Update on Memo's pricing for 2023 services and meeting if required – Melissa

We will assume a 2% increase since a proposal for 2023 has not been received from Memo's.

- p. Update on July water charge of \$7,773.69 – John, Melissa

This invoice is not yet visible due to the transition.

2. **Monthly Financial Report** – John

August financials have not been updated at the time of the meeting. They will be discussed next month.

3. **New Business**

- a. Budget for 2023 – John, Committee, Melissa

The \$1200 management fee will be removed since it has not been nor will be charged to Amorosa.

The budget for 2023 will remain very close to last year's budget so there will not be an increase in the Amorosa portion of the assessment.

- 3. Suggestion to add \$2000 for Firewise Program

This was added to the 2023 budget.

- 4. Gate maintenance contract cost – Melissa

No additional information on the gate contract.

However, we will not have a contract with Suberg for preventative maintenance for lights since Marcelo will do periodic checks on the lights.

- 5. Add budget for Memo's or any other contracts? – Melissa

2% for Memo's will be assumed for 2023.

- 6. Add 8% for electricity, water?

An 8% increase will be added to the 2023 budget for water. We fall into the greater than 9,000 gallons per month or business category so our rate will increase based on SAWS five-year cycle.

- b. Memo's to adjust all common area sprinkler control boxes for watering to 8% for October. – Melissa

Melissa will instruct Memo's to change the common area sprinkler controller settings to 80% in October per SAWS recommendation. Another adjustment will be required in November.

- c. Communication to residents: email, mail, mailboxes – All

Discussed above that Melissa will email information to the Amorosa residents.

d. Status of hidden signs near Resort Parkway and middle mailboxes – Melissa

The tree near the sign on Resort Parkway needs to be trimmed while the sign near the middle mailboxes needs to be moved.

e. Discussion about removal of Huisache trees – Rick

Rick and Doris identified 39 Huisache trees that have died after the winter freeze and have not recovered. In addition, there is a cedar tree that has died. Melissa will get a quote from at least Monster Tree Service and Memo's.

f. Carol Shaw Communication Issues with Residents – All

Carol Shaw attended the meeting. There were two main issues that Carol spoke about: if there is a surplus in the budget at the end of the year, that the \$300 or portion of that should be refunded to the residents. The Committee explained that the money that is there will be used for some of the more expensive repairs / improvements that are required. \$300 is not substantial enough of a refund and possibly having to raise the dues because expenses continue to rise, will be more painful for residents. The Committee's goal is not to raise HOA dues for the Amorosa portion if possible. They have not been raised since the Committee started working. The second point is ability for residents to attend the Committee meetings or having a meeting with the Committee to voice any concerns. A resident can contact Melissa to attend a meeting by submitting the topic or idea. All formal complaints are to go to the Management Company, but Melissa will release the Committee emails if a resident wants to discuss a topic. The Committee has not heard complaints from the residents with a few exceptions.

The next meeting will be October 25th at 4:00 pm at Amenity 2, hosted by Eric Stephens.