

Minutes

Amorosa Advisory Committee Meeting, April 26, 2022, 4 PM at Amenity 2

Attendees: Josie Coleman (Assistant Manager), John Barch, Rick Brown, Dom Pappalardo, Ella Shale, Eric Stephens (Facilitator). Absent: Jim McCormick. Guests: Karl Kabenak (Homeowner), Gerald (Memos)

1. The Committee welcomed Josie to her first meeting. Josie said she is spending half her time at Campanas and will probably be the Amorosa lead. With two guests, we adjusted the agenda.
2. Alabado Common Area Landscape Design: Karl presented a native plant design of the Alabado common area near the intersection with Amorosa Way. Storm damaged Huisache trees had been removed in the area. Melissa and Karl had spoken about landscaping the area and Melissa asked Karl to present his ideas to the Advisory Committee. The Committee asked several questions about the design. Cost? Around \$3500. **After the meeting, Melissa confirmed Amorosa will need to fund any landscaping project inside our gates.** Maintenance impact to Memos contract? Minimal. Why just that area when over 20 Huicache trees have been removed under a contract with Monster Tree Service throughout Amorosa? While the Committee was interested in in Karl's proposal, we have other areas needing work as well. We request a meeting with Melissa/Josie on this issue before proceeding.
3. Memos/Gerald's ideas to keep homeowners' lawn maintenance costs the same: Gerald presented two ideas to keep the cost to homeowners from increasing.
 - Change to one flower planting per year versus two. He recommended Dianthus flowers planted in the Spring that will bloom most of the year. This proposal will eliminate the fall flower planting. (We will start this Fall and see how they do over winter and into the summer.)
 - Keep two plantings but eliminate one mowing the week the flowers are installed. (This would be easier for the Fall planting, especially if it is one planting.)
 - After discussion, the Committee understood Gerald and Melissa had an agreement NOT to raise monthly rates this year, \$157 to 164/home. The Committee will address the issue before the current contract ends in April 2023.
 - John Barch reiterated our 2022 budget had the increase included.
4. Monthly Financial Report: John handed out copies of our monthly statement but noted errors in Feb postings and minimal March postings. **After the meeting Melissa added: There will be revisions to the February / March financials if the auditor finds an error and advises association management to make corrections. The audit is still underway and the association has not received any results. **
5. Follow up Business

- a. Update 2016 Reserve Study: Eric sent Melissa/Josie a recap of his findings on the Reserve Study. The original study was completed for 1100 units and Cibolo Canyons is growing to more than double that amount. Request CCMC research who performed the 2016 study (it was not Pape-Dawson) and negotiate a contract to have it updated using funds from the Master account. **After the meeting, Melissa added: The declarant has not authorized a new reserve study for this year (it is not budgeted) . Association management has made the suggestion for an updated reserve study for 2023. The approval is contingent on the board's approval of the 2023 reserve study.** Open
- b. Lights at both entrances near gates have been repaired. Closed
- c. The temporary main gate code has not been deactivated. Josie said the temporary code is given to all vendors and is the same for all neighborhoods. Dom recommended each neighborhood have its own code. Josie will investigate this idea. **After the meeting Melissa added: The Amorosa gate code has been changed for our two gates.** Closed
- d. Cibolo Canyon resident survey for Amenity 3. No plan to do a survey. Amenity 3 will be a Dog Park. Closed
- e. Update on .05% interest on Reserve fund: Josie said it was pending. Open
- f. Streetlight out on Amorosa Way Cul-de-Sac. Josie said Suberg Electric will check it out. Josie agreed to investigate a preventive maintenance approach versus a 'call-when-the-light-is-broken' approach. Open
- g. Updates on Fire Wise program: Open
 - Cibolo Canyons was approved by the Firewise coordinator Kari Hines and we are now waiting on NFPA approval for full acceptance into the Firewise program. **After the meeting, Doris Brown received official word Friday, 29 April that Firewise USA had approved the Cibolo Canyons Resort Community as a Firewise site.** With final approval, the Bulverde Fire Chief will meet with the Committee and residents to explain the program and next steps. Josie said Campanas had just completed their meeting with the Fire Chief and it was well received.
 - Applying for \$10K grant. Pending
 - Form a Committee and representative for this program. Next step.
 - Set up an Amorosa portal. Complete but not populated.
- h. Landscaping topics:
 - Schedule to resident. Complete
 - Feedback from Gerald on cutting back on costs. See item 3. Complete

- Common area near Amorosa Way/Diamante intersection is very brown. Memos to investigate. (Gerald suggested that we change the landscape to help the sun scorching by adding a mulched or area with rocks and some landscape.) Open
- Memo's quote on removing dead branches near the path. Gerald provided it to Melissa. Josie will forward quote to the Committee. Open
- Arbor Day, April 29th. Cibolo Canyons program. Closed
- Discuss next steps on dead trees along the paths. Committee to wait and see.
- Common area controllers, adoption by Committee. Committee agreed to check controllers near their homes twice a year when Memos turns water on and off.
 - a. Gerald to provide a key to the old controller lock since one controller is locked.)
- Homeowners' lawn mowing is irregular in height. Issue raised to Gerald and he said it was the difference in mower height versus weed eaters for the smaller areas. He will talk to his crews. Open
- Blowing lawn leaves to the common areas where they stack up against fences creating a potential fire hazard (Firewise). Rick brought up the issue with Gerald. Gerald explained the crews try to avoid walking in garden areas along fences and they blow the leaves through the fence versus back into the yard. He will investigate the areas Rick pointed out. Closed

6. New Business

- a. Update HOA transition schedule from Developer to Residents. Josie said Campanas is making progress. We request a timeline of next steps for Amorosa. Open
- b. Beautify main entrances. Three raised stone planters outside the gates (2 off TPC Parkway and 1 off Resort Parkway) are empty of flowers. They have drip irrigation installed and have flowers planted in the past. Should be a Sunscape project. Open

7. We thanked Josie for her update on action items and she shared her cell phone # with us.

8. Committee Business (recap)

- a. Firewise program: Open
- b. HOA leadership transition from developer to residents.
- c. Reserve Study follow up. Open

- d. Meet with CCMC on Karl's Alabado common area landscape plan as well as other areas needing beautification... like the main entrance planters and the common area between Canasta and Diamante. Open
 - e. Naming of Amorosa Trails. Doris Brown's proposal sent via separate email. Looking at how best to mark the trails. Stencil pavement or short signs. Rick used a measuring wheel on our trail. They total 1.9 miles. Rick would investigate the cost of short signs. Open
 - f. Memos contract. See 2h above. OK for 2022. Close for now.
 - g. Dead trees. Wait and see. Open
 - h. Adopt common area controllers near Committee members homes. Closed
9. Next meeting: Tuesday, 24 May at Amenity 2 with John Barch facilitating

Eric Stephens, Amorosa Advisory Committee Facilitator