



November 22, 2024

Dear Homeowner:

The Cibolo Canyons Resort Community, Inc. is pleased to invite you to the upcoming Annual Meeting of the Membership (Annual Meeting) for the Cibolo Canyons Resort Community, Inc.

Pursuant to Article III, Section 3.5 of the By-Laws of the Cibolo Canyons Resort Community, Inc., you are hereby given notice that the Annual Meeting of the Membership will be held **December 4, 2024 at 6:30 p.m., San Antonio Shriner Auditorium, 901 N. Loop 1604 W., San Antonio, TX, 78232.**

The purpose of this meeting is to provide Members of Cibolo Canyons Resort Community, Inc. with education to the general operation of the Association, rights and responsibilities of the Owners, the Association, and its' Board of Directors. The membership will also be voting on two (2) board positions. Candidate profiles can be viewed by picking up a paper copy at the onsite office, email copy or by logging on to

<https://cibolocanyons.ivotehoa.com/register>.

We ask if you have any questions you would like addressed by the Association staff or Board of Directors, please fill out the attached question form and return by the date indicated. Association staff will answer all questions on or before the evening of the meeting. In the interest of time, we encourage all questions to be introduced in this format.

## **Meeting Agenda**

- I. Welcome
- II. Call to Order
- III. Establish Quorum and Proof of Meeting Notice
- IV. Introductions and Responsibilities
- V. Approval of 2022 Annual Meeting Minutes
- VI. Board & Developer Update
- VII. Community Report
- VIII. Election
- IX. 2024 Financial Recap
- X. Community Lifestyle Update
- XI. Committee Reports
- XII. Election Results
- XIII. Adjournment
- XIV. Questions from Homeowners

**THIS NOTICE IS ISSUED BY THE AUTHORITY OF THE BOARD OF DIRECTORS OF CIBOLO CANYONS RESORT COMMUNITY, INC.**



## **VOTING PROCEDURES**

Procedures for voting are set forth in Article III of the Bylaws. To the extent not addressed in the Bylaws, the Board has adopted the following voting procedures. You may vote in the following manner:

1. You may attend the Annual Meeting of Members on December 4, 2024 (the “**Annual Meeting**”) in person and vote in person.

**OR**

2. Vote electronically on or before 5:00 p.m. on December 3, 2024 at <https://cibolocanyons.ivotehoa.com/register>



**OR**

3. Complete the Absentee Ballot (forms enclosed), and submit it as indicated below. The completed Absentee Ballot must be received on or before 5:00 p.m. on December 3, 2024. If you choose to vote by Absentee Ballot, please be aware that you are casting your vote at the time you submit the Absentee Ballot, and once it is received it is irrevocable.

To vote via Absentee Ballot you may choose **ONLY** one (1) of the following two (2) options below:

1. Vote by transmitting your Absentee Ballot as an attachment via email to [info@atmoslivingmg.com](mailto:info@atmoslivingmg.com) on or before 5:00 p.m. on December 3, 2024.
2. Vote by USPS mail or hand deliver your completed hard copy of the Absentee Ballot to:  
Cibolo Canyons Resort Community, Inc.  
3650 TPC Parkway  
San Antonio, Texas 78261

4. Please complete your Absentee Ballot carefully – ***voided Absentee Ballots will not be tabulated!*** Any of the following conditions will result in a void Absentee Ballot, unless otherwise provided below:

- if the Absentee Ballot is not signed and dated;
- if the Absentee Ballot is not completed; or
- if the Absentee Ballot is mailed or submitted electronically, and not received within the time periods set forth in these instructions.

5. Any Absentee or Electronic Ballots received shall continue to be considered cast and valid for the purposes of any reconvened Annual Meeting.



**Cibolo Canyons Resort Community, Inc.  
Annual Meeting of the Membership  
December 4, 2024, 6:30 p.m.**

**ABSENTEE BALLOT**

By completing this written absentee ballot, the undersigned, being the record owner and member of the Association, is hereby casting his/her vote. **Once you submit an Absentee Ballot it is irrevocable.**

**You are voting for the election of two (2) directors to the Board of Directors. You may vote for only two (2) candidates. If your ballot contains more than two (2) votes, your vote will *not* be counted.**

**Mark the box to cast a vote for two (2) candidates**

- ☐ Asif Ansari
- ☐ Christopher Lynn Barnes
- ☐ Derrick Byrd
- ☐ Dennis Deiasi
- ☐ Tom Dewine
- ☐ Christine John
- ☐ Issac J. Karam
- ☐ Alison Lange
- ☐ Joanna McCormick
- ☐ Rene M. Moreno
- ☐ Mike Reyna
- ☐ Barbara W. Rossmann
- ☐ \_\_\_\_\_ (Write-In)

**NOTE: The two (2) candidates receiving the largest number of votes shall be elected to a two (2) year term.**

**MEMBER SIGNATURE(S) (Only one Member is required to sign):**

Signature: \_\_\_\_\_  
Printed Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Date: \_\_\_\_\_

Signature: \_\_\_\_\_  
Printed Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Date: \_\_\_\_\_

Please feel free to hand-deliver this form to the onsite office, 3650 TPC Parkway, San Antonio, TX, 78261 or email it to [info@atmoslivingmg.com](mailto:info@atmoslivingmg.com)

Statutorily required language which is largely inapplicable to this election (TPS 209.00592(C)(3)): "By casting your vote via absentee ballot you will forgo the opportunity to consider and vote on any action from the floor on these proposals, if a meeting is held. This means that if there are amendments to these proposals your vote will not be counted on the final vote on these measures. If you desire to retain this ability, please attend any meeting in person. You may submit an absentee ballot and later choose to attend any meeting in person, in which case any in-person vote will prevail."



**Cibolo Canyons Resort Community, Inc.  
Annual Meeting of the Membership  
December 4, 2024, 6:30 p.m.**

**PROXY FORM**

I appoint the following to vote in my absence on any matter to come properly before the association meeting on December 4, 2024 at 6:30 p.m. or any meeting duly called thereafter for the same purpose.

( ) Board of Directors

( ) \_\_\_\_\_

Print Name of Proxy Holder

Member Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Property Owner Name

\_\_\_\_\_  
Property Address

This proxy may be rescinded in writing or in person at the time of the meeting.

**PLEASE SIGN, DATE, AND RETURN THIS PROXY FORM BY DECEMBER 3, 2024, 5:00 P.M. to 3650 TPC Parkway,  
San Antonio, TX, 782612 or email it to [info@atmoslivingmg.com](mailto:info@atmoslivingmg.com)**

**ANNUAL MEETING OF THE MEMBERSHIP**  
**Cibolo Canyons Resort Community, Inc.**  
**December 4, 2024, 6:30 p.m.**



## **2022 Annual Meeting Minutes**

**December 8, 2022, 6:00 p.m.**

**Shrine Auditorium, 901 N. Loop 1604 West, San Antonio, TX, 78232**

### **I. Welcome**

### **II. Call to Order**

The meeting was called to order at 6:08 p.m.

### **III. Establish Quorum and Proof of Meeting Notice**

Quorum and proof of meeting notice was established with 25% of the members attending via zoom and proxies sent prior to the meeting.

### **IV. Introduction and Responsibilities**

Ms. Bobbie Ponzio, Regional Manager CAM Operations, Texas, introduced on site team Mona Schneider-Community Association Manager, Lexi Ringwood-Lifestyles Director, Judy Parker-Assistant Community Association Manager, Josie Coleman-Community Association Manager/Campanas and Marcelo Rivero-Maintenance Director. Ms. Ponzio also introduced representative Bill Kowenhoven, Board Member & Starwood Land. Special guest Sunscape.

### **V. 2021 Annual Meeting Minutes**

The 2021 annual meeting minutes were presented to the community. A motion was made on the floor to approve the meeting minutes with no edits. a second was given there was no discussion. The 2021 meeting minutes were approved unanimously with no abstentions.

### **VI. Developer Update**

Bill Kowenhoven, Starwood Land provided updates regarding the change of management companies for CCMC to Evergreen Lifestyles Management, landscaping maintenance & upgrades, completion of Campanas, Advisory Committees for each community and answered questions from the floor.

### **VII. Community Report**

ARC Committee-No members were present to present a report.

Trails Committee-Gina Smith, recapped the events to include trail clean up by volunteers, added signage, coordinated trails mowing, organized trail walks, Eagle Scout project, wild flower bed prep and plantings. The planned activities for 2023 are trail clean up, markers, ask for committee volunteers, coordinate trails mowing, wild flower bed prep and plantings.

Community Association Manager-Mona Schneider introduced herself as the new CAM as of December 5, 2022. She covered what her position entails. She asked to be given 6 months to allow her time to address issues and make improvements.

### **VIII. 2022 Financial Recap**

Ms. Bobbie Ponzio provided the current status as of 10/31/2022. She also explained the process of transferring the files from CCMC to Evergreen Lifestyles Management. She reviewed the challenges that were faced getting all the information from CCMC. The information and records is going through an audit.

### **IX. Community Lifestyle Update**

Lexi Ringwood, Lifestyle Director gave a review of the life style events as of August 1, 2022 when Evergreen Lifestyle Management took over. Events for 2022 included paint parties, bingo, karaoke, Minute with the Manager, Coffee Talk, Halloween party, just to name a few. Events planned for the remainder of 2022 as well as 2023 include movie's under the stars, gingerbread house competition, Valentine's Day party, Easter egg hunt, Mother's Day brunch, July 4th celebration, Boo Bash, Santa plus much more. She also explained how to register events and the information in the weekly newsletter.

### **X. Firewise**

Gina Smith, explained the purpose of Firewise and the role it plays in the community. She covered the upcoming projects in Amorosa at the end of 2022. The role of the fire department was also discussed.

### **XI. Community of the Year**

It was announced that Campanas is the recipient of the 2022 Community of the Year.

### **XIII. Adjournment**

A motion was made on the floor to adjourn the meeting. A second was given. There was no discussion. The meeting was adjourned at 8:13 p.m.

### **XI. Questions from Homeowners**

Ms. Bobbie Ponzio read and provided answers to the 53 questions submitted by residents. the topics brought up by the members on the floor included. The topics included builder trash and loud music, landscaping maintenance, additional amenity center, transition from developer to homeowner, and the main amenity pool repairs.