

## Concan Country Club Property Owners Association Meeting Minutes

There are many new property owners this year. Welcome, and if you have any questions, please let me or any of the Board members know.

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Following are the minutes from the annual property owners meeting on November 21, 2022

1. 2023 Budget approved (see attached).
2. New officers elected (Anthony Lopez was re-elected and will continue on the Board with Diane Lowrance, Eddie Van Fleet, Leann Kramer and James Jacobs).
3. Architectural Review Committee(ARC) – A new Texas law requires a separate ARC from the Board. This allows the Board to serve in an appeal process if necessary. Rosalind McLeroy and Mike York have accepted responsibility for the ARC and will review and respond to all requests from this point.
4. Any fires for burning brush on a lot must be supervised at all times and the volunteer fire department should be notified in advance of the burn. Also, all fires must be completely extinguished by sundown.
5. Some property owners have requested an automated way to pay annual dues. We agreed to explore any options available. The bank has confirmed that Zelle is not an option for Business Accounts. Payments this year will have to be via check as we continue to explore any other options.
6. We wanted to remind all property owners that the maximum occupancy allowed per rental is 30 persons. For those advertising capacity for more than 30 persons, please inform your management company to change this limit to 30 or below. With the addition of many new homes, parking in yards and on streets is now a regular occurrence. In the future, we will monitor compliance with this restriction more closely.
7. We will be establishing a neighborhood website in the next few months and will post current and relevant information for you. More information to come on this shortly.
8. We will be adding new speed bumps with the same material as the roads. This should slow down the traffic, increasing safety for children and others walking on the streets.
9. Several houses were completed last year during the drought and have not completed their landscaping. As a reminder, all front yards are required to be at least 50% grass and/or natural turf (not driveway and crushed rock). And all landscaping plans are required to be submitted to and approved by the ARC before landscaping is installed. For houses completed last year during the drought, we postponed enforcement of landscaping requirements due to watering restrictions, but are asking now that any of you who have not completed your landscaping to do so this Spring. We are definitely open to options that are more drought tolerant. Please let us know if you have any questions.
10. Guns – There have been two incidents in the last few months where a gunshot hole has been found in a window. For all property owners and renters, please ensure that everyone is notified that they may bring a firearm with them if they have a permit, but no gunfire is permitted anywhere in the neighborhood or on the golf course outside of any legal exceptions for protecting your safety.

	2022 Budget Forecast	2022 Actual Budget	2023 Proposed Budget
Beginning Bal.	\$17,195	\$17,295	\$47,000
Revenue	\$60,000	\$70,100	\$50,000
Sp. Assessment Loan - road	\$26,500	\$26,600	\$0
Road Repairs	\$15,000	\$0	\$30,000
Security	\$4,000	\$4,400	\$5,000
Maint. (Mowing, gate, etc)	\$10,000	\$3,800	\$9,000
Misc – Ins, post, Fire dept, gate	\$4,000	\$3,691	\$4,000
12/31 Balance	\$17,695	\$48,904	\$49,000

**Concan Country Club Property Owners Association Board**  
**James Jacobs, Leann Kramer, Diane Lowrance, Eddie VanFleet and Anthony Lopez**