**MINUTES OF THE BOARD OF DIRECTORS MEETING**

**SONOMA RIDGE PROPERTY OWNERS’ ASSOCIATION, INC.**

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| **Date:** April 24, 2025  **Time:** 7:00 p.m. | **Location:** Decker Prairie Clubhouse, 32434 Decker Prairie Road, Magnolia, TX 77355 |
| **Attendees:** ~~Rick Gunlock, President~~; ~~Misti Harmon, Treasurer;~~ Andrea Kiser, Secretary; Wayne Robinson ACC Director; Christina McAfoose, Maintenance Director | |
| **Call to order at: \_\_\_7:04\_**p.m.  **By:** Andrea Kiser , Secretary | **Minutes taken by:**  Andrea Kiser, Secretary |

1. ***Establish a Quorum (3 out of 5) – Andrea Kiser, Secretary***
   1. Introduction of all attendees, including 3 board members, homeowners (~1) and 0 guests.
   2. Quorum was established.
2. ***Secretarial Business – Andrea Kiser***
3. Unfinished business-
4. New business- The last meeting minutes from January were approved via email by the board and uploaded onto the new Sonoma Ridge website by Andrea Kiser; Directory and community email group is up to date.
5. ***ACC Review – Wayne Robinson***
   1. Unfinished business-none.
   2. Current/finished projects-
      1. In progress-
         1. Marin Shop/garage- still in progress.
         2. Kiser Shop/garage- still in progress.
      2. New business/New projects- Jason Jacob new proposal for shop, pending approval.
6. All projects must receive ACC approval prior to beginning, violations will forfeit deposition.
7. ***Financial Review – Andrea Kiser*** 
   1. Unfinished business – none
   2. One Financial report reviewed; approved by:
      1. Christina McAfoose
      2. Wayne Robinson
   3. Construction deposits held: none.
   4. Reminder - all receipts for reimbursement must be submitted during the same calendar year.
   5. New business-
      1. Number of unpaid HOA dues for 2025- one homeowner has outstanding dues. If payment plan implemented, fees stop with adherence to plan.
      2. Please note- Quickbooks format has changed, financial report has a different appearance and layout then before.
8. ***Website Discussion – Andrea Kiser***
   1. Unfinished business- sent text to website creator for 1099 need- responded no.
   2. New business-none.
      1. Approved one financial report to be uploaded to Sonoma Ridge website after the meeting.
      2. April Meeting Minutes will be submitted to board for changes/approval post-meeting, then final version will be uploaded to Sonoma Ridge website upon approval.
      3. Community Directory is updated and current.
      4. Website- new website is a working well, any resident feedback?
         1. Functionality is great, easy to navigate and overall satisfied with end product.
      5. Discussion regarding virtual SR HOA meeting-
         1. Better turnout-easier to attend- 2026?
         2. In person meeting for October needed.
9. ***Maintenance Director – Christina McAfoose*** 
   1. Unfinished business- none.
   2. Easement repairs- none.
   3. Lot 4 maintenance- none.
   4. Entrance maintenance/repairs- no updates.
   5. New business- damage to west side of fence on Coe Loop
      * 1. Fence repair? Completed along Coe Loop- the wrong fence color- too dark, then came out and it is white- one other option, takes several weeks for product to come, and then we have to get it scheduled. Kickout by tree, reset posts, currently waiting.
        2. West side of Sonoma Valley- county came out with digger, etc. to fix ditches for drainage issue- was not able to do work at that time, will be returning. Have not heard back- culverts set differently, digging won’t help. McAfoose will email and get an update-follow-up.
        3. Pothole repair for sinkhole repaired on Amici.
10. ***Social Committee – Andrea Kiser***
    1. Unfinished business- none.
    2. New business-
       1. Social committee met in February and discussed spring activities- sent out.
       2. Monthly bunco and poker nights are having a good turnout, thank you to the hosts-
       3. Social events are posted on new website and Facebook and will be sent out to the neighborhood after finalization of events.
    3. If interested in new social events, want to join the committee or have feedback on how to improve, let social committee know. Andrea will reach out to neighborhood to see if there is any additional interest in joining social committee.
    4. Big event is Crawfish boil, good RSVP so far- please keep sending in so we get the crawfish order accurate.
11. ***Neighborhood Watch – Andrea Kiser***
    1. Unfinished business- Speeding in neighborhood- email/Facebook post/website all had notice sent out.
    2. New Business – Marin reported package stolen from house, individual going door to door, unknown reason (later confirmed selling AT&T service.

1. ***General Unfinished Business- Andrea Kiser***
2. Unfinished business- none.
3. ***General New Business- Andrea Kiser*** 
   1. Unfinished business- none.
4. ***Open Forum – Homeowners***
5. None.
6. **MEETING ADJOURNED AT 7:23 PM:** 
   1. 1st – Christina McAfoose
   2. 2nd – Wayne Robinson
7. ***Executive Session (begins approximately 8:01 p.m.)***