SOCOMA, INC.

Minutes of Annual Membership Meeting May 27, 2025

1000 Knights Cross, San Antonio, TX 78258

Board Members in Attendance: Vince Benedict-President, Wendy Mueller-VP, Natasha Leech-At Large and Gina Cortez-Secretary; Absent: David Salazar-Treasurer
Diamond Association Mgmt. in Attendance: Crystal Hall and Starr Tetreault
Residents in Attendance: DAMC-retained list.

I. **Call to Order**: The meeting was called to order at 7:01 p.m. by President Vince Benedict.

a. President Benedict welcomed the residents and stated that we have met quorum and thanked everyone for attending. Nomination Committee members are Directors David Salazar and Wendy Mueller.
b. Determination of Quorum: The quorum of **49** was met and verified by Diamond Mgmt. The minimum requirement was 43.
c. Proof of Notice: Diamond Association Mgmt. confirmed residents were mailed notices of meeting. President Benedict read the Proof of Notice was sent and Secretary Gina Cortez signed the notice. Notice was distributed via e-mail, electronic portal posting and by mail or delivery and provided at least 10 days prior to the meeting.
d. Minutes of last Annual Meeting (May 20,2024) were approved and posted on the Diamond Association Mgmt. website. Motion to accept by President Benedict and 2nd by VP Wendy Mueller. Motion passed unanimously.

II. **Introduction of Board Member Candidates**: President Benedict stated the two (2) positions are as follows: 1 position for 3 years (Vince Benedict-President) and the 2nd position for 3 years (Gina Cortez-Secretary). The Candidates are Darrin Kittelson, Pat Burgess and Bahmann Alison.

- **Accomplishment from 2024** – President Benedict read 2024 list of accomplishments (Attached) and gave progress on 2025 projects: Two new water fountains with bottle filling stations will be installed at the pool and common areas by June 4. The Little Free Library is being repaired due to termites. We changed service providers for WIFI which increased speed and reliability. This resulted in $80 per month.

- **Goals and Objectives** – We have hired a pool monitor who has the power of the Board to ensure residents are signing in, paying guests fees and following pool rules which includes ensuring that residents do not damage pool furniture which recently happened including kicking hard soccer balls in the pool area enclosure.
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III. Presentation on HOA Assessments and Finances

- **Financial Report by Treasurer** - Treasurer David Salazar was absent. The Financial Report copies were made available at the meeting and via the web portal. Residents can also send requests to DAMC- Crystal Hall.

IV. Architectural Review Authority Committee:

- **ARAC Accomplishments for 2024**
  Mario Pastrano, ARA Chair, was absent so there was no report available.

V. New Business

a. Appreciation of Volunteers – President Benedict acknowledged Lisa King and family for volunteering their time last summer to open and close the pool on Sundays ensuring continued access and enjoyment for residents on weekends. President Benedict also acknowledged Darrin Kittelson for regularly monitoring the pool and sports courts on behalf of the Board. His efforts helped maintain a safe and respectful environment for all members of our community.

VI. Election for 2025 – Candidate Volunteers: Darrin Kittelson, Pat Burgess, and Mr. Bahmann Alison.

- DAMC, Crystal Hall asked if any residents had ballots that had not been turned in. One resident turned in their ballot. President Benedict announced the results of the election which were provided to him and confirmed by Diamond Management (Crystal Hall and Starr Tetreault) and were as follows: The two candidates with the most votes were: Darrin Kittelson and Pat Burgess who will each serve 3-year terms. Actual numbers are not allowed to be announced in accordance with the laws of Texas.

VII. Open Discission: A resident asked if SOCOMA has considered installing a dog run and asked if the basketball court could be used. President Benedict notified the resident that the basketball and tennis courts have a specific surface that is expensive. Dogs/animals have nails that can scratch the surface in addition to urinating/defecating on the courts. Animals are not allowed in any of the amenities (tennis/basketball courts and pool area). The area behind the tennis courts could be

looked at by the next Board to consider as a dog run; however, everything comes with a cost (fencing, insurance liability, maintenance, key fob, etc).
A resident mentioned the CBU's again and the continued break-ins. Currently there is no security. Board looking into mounting poles with lights at the CBU's. VP Mueller stated that the Board budgeted for replacement of the CBU's starting in 2025; however, we have already exhausted the funds allocated due to the eight CBU's that needed to be replaced.
A resident asked about the recreation center and if we could promote it more to get more rental income. Maybe we could offer a discount on rentals during off days.
President Benedict stated that the biggest problem we have is residents not cleaning properly (sticky-unclean floors, windows smeared). In addition, tables and chairs have been stolen. It is also difficult when residents do not clean properly, and another resident has the facility the next morning/day.

VIII. **Adjournment**: Motion to adjourn by President Benedict and 2nd by Gina Cortez. The meeting was adjourned at 7:57 pm.

Attest:

Gina Cortez

Gina Cortez, Secretary

Vince Benedict

Vince Benedict,
President