

**Castle Hills Forest Board Meeting  
May 11, 2011**

Present: Jennifer, David, Beth, Sue, Alan, Ellen, Chris, Larry, Marge  
Absent: None

**Convened at 7:10 p.m.**

**New Business:**

- \* The Board received information about new business development at George Road and NW Military.
- \* Randolph Brooks Federal Credit Union will be located directly at the NE corner of CHF entrance. No change in zoning is required.
- \* A second proposed business is a 10-bay Firestone tire garage. Firestone requires a zoning change and is scheduled on June 7 before the City of San Antonio Zoning Commission.
- \* Approx. 15 residents/people appeared for comments. Jennifer read the email that went out to CHF residents. It is not clear at this time if the hearing before the Zoning Commission may have been changed to August. There appears to be six total lots on the property.
- \* Resident/comments were taken as follows:

1. Bill Zwoink indicated that the 6.4 acres in question was initially dedicated R-1 but then zoned R-2 with restriction. Lighting is supposed to be low. Concerned about Firestone and indicated that there should be a petition in opposition.

2. Scott Hirie, Orthodontist, voiced concerns about keeping the area green and high end. What will a garage look like in 10 years, it is not good for neighbors and the development of the property. Dr. Hirie's office is located on the property. He recently built a new office building on the property that has received positive comments from residents about its style. He indicated that Firestone is not a permissive use and that resident opus should count. A garage is out of character for the property. He has made his concerns known to Sullivan developers.

3. Stephen Wood, Dentist, voice concerns that the sale was for convenience. This is not in the package that the orthodontist and he had with the developer. If the Mr. Sullivan had someone already in zoning compliance, he would not object. He is not happy to have a garage next to them. A garage is not the type of business that Mr. Sullivan represented would be there. A C-2 zoning is in the contract and he promised not to change it. He is not sure about signage for firestone or if there are an signage restrictions. Both Dr. Hirie and Dr. Wood indicated that there is nothing Firestone could do for esthetics to change the flavor of the actual business.

A question was asked who has authority to protest? Response was anyone in 200 foot radius has direct input and can call City Councilman Reed's office.

4. Susan Jones is a realtor for three years from JB Goodwin Realty. She indicated that the properties will devalue homes along Pebble Stone. When homes back up to commercial property, it will devalue homes in the neighborhood. Nothing can be done. Houses stay on the market twice as long when next to commercial property like this.

5. Brad Boggan, homeowner whose house backs up to the property. He is worried that his home value will go down. We just put in 30-40,000 into our pool. Kids play back there. They will clear cut the property. There will be noise, even on the weekends. Why don't other businesses have to follow the rules?

David Present indicated that the whole section is zoned C-2 and RBFCU is within that zoning.

6. Wilma Hershberger is a homeowner. She wants to go to the zoning commission. Esthetics are important for our property values.

7. Don Hershberger is a resident and real estate broker. This is one of the nicest subdivisions.

8. Don Knotgrass is a resident on Pebble Oaks. He indicated that RBFCU has already hurt values, will still be unsightly. He wants to know, will they trash my yard and sprinkler system. Home values will be hurt. There will be increased traffic along NW Military.

Alan Futrell indicated that the easement was sold to widen driveway for a business to be located at the corner, which will be RBFCU.

9. Pete Allan is a resident on Pebble Oak. He is pleased with the doctors' offices. He wanted to know if there was any restriction with signage on C2 zoning for RBFCU? Firestone taxes will help, but property values will go down. He will call Reed Williams to voice objections.

10. Rita Hydrick is a resident who bought her home on Pebble Oak because the realtor told her the property behind her was a greenbelt. Now she learns it is being developed. She is happy with the doctors' offices. She intends to go to the zoning meeting to object.

11. Marge Present raised concerns about fumes, tires and noise that will reduce home values throughout the neighborhood.

12. Louise Rafael is a resident. She doesn't want the property looking bad, with the pollution and decreasing property values .

13. Sandra Ritzloff is a resident on Pebble Oak for 17 years. She doesn't want Firestone there. The doctors are quiet. She wants to do whatever to oppose.

14. Claire Roy is a residence since 1979. The doctors' offices are nice, like homes, but Firestone will not be like that.

Jennifer indicated to all the residents present that the Board will post all information from the Zoning Director for District 8 on the website and the blog.

**Minutes by Sue:** Moved and seconded that April minutes be accepted as corrected.

**Financial Report by Larry:** Expenses are high because of pool expenses. The loss shown will be offset by swim memberships. No transfer was made from savings; leaving money in savings as long as possible. The grounds/maintenance is a little high because of tree trimming expenses. Will probably save money because of the drought will not be mowing. Pool is paid and is in compliance.

**Membership report by Beth:**

- \* Names of those who pay on line are not getting to Beth. Chris will forward an email to Beth for membership. Website has been up and running since March to accept membership payments.
- \* Larry indicated approximately there are approx. 275 memberships now, about 100 with swim members. Last year we had 400 and should get that again.
- \* Beth is buying reminder signs to pay dues from Sandy Katz.

**Pool/Rec report by Beth:**

- \* Evening practices start 6/2. June 3-23 practices are Mon-Thurs. June 4-18 are home swim meets.
- \* June 11 BBQ fundraiser, \$6 plate, on website.
- \* Norma is not doing garage sale this year.
- \* 65 swimmers are on swim team, includes beginners.
- \* This is Norma's last year for swim team.
- \* Free registration is May 21, 12-6. Open Memorial Weekend for members.
- \* Open daily full time when school lets out. Lifeguards and gates are set up. New cabana money paid for from snack bar.
- \* Beth will call to fix a glitch in the chlorine feeder.
- \* Day care center will use pool 2 days a week.
- \* Kim would like to give a membership to Paul Harris for all his work on the pool. Approved.
- \* Kim has a new full time job. She will still be at the pool with her mom to help. We need to find backup help.

**Website report by Chris:**

- \* 355 different individuals on the web with 1,094 page views last month
- \* Blog on the website very east. Need access to post. Chris is happy to give access.
- \* Swim memberships can be filled out on line. Chris will send emails to Kim and Norma.

**Communications report by Jennifer:**

- \* The Board received a thank you from Jerry for his pool membership.
- \* Jerry worked with Mr. Trevino of Councilman Williams office to do a cut out for access maybe sometime this fall by the pool.
- \* Newsletter went out.
- \* Residents indicate they like the blog on the website.
- \* Complaints for 3-1-1 go directly to Jerry Yost.

**Social report by Marge:**

- \* The cookout is this Saturday at Amy Alcott's house at 6:30. Donna Futrell is helping. 22 people so far.
- \* Signs for events need to go up front, closer to the entrance.
- \* Pooch Parade is July 4, Monday from 10-12. There will be tables and vendors with dog buttons and dog snacks.
- \* Daytime book club is 1<sup>st</sup> Monday at 2 pm.
- \* Bunco has 11 people. There is one participant from Hunter's Creek who is willing to pay. (to be discussed)

**Women's Club by Ellen:**

- \* May meeting which for the last 100 years was "Picnic in the Park" has changed name and venue indoors to "Meal at Millers." 21 people attended last Mon, 5-6:30. Alan's nephew is managing Bill Miller's and really helped them.

**Neighborhood report by David:**

- \* May 21 is the NW Hwy opening of Hardberger Park. This is the 2d stage of the park. There are 5 stages total.
- \* May 14 is the Barn Raising to restore the milking barn and fundraiser at Hardberger Park.
- \* There is legislation to allow developers to clearcut areas in 1604 in the ETJs.
- \* Marge is working with Councilman Williams office on the turn signal at Alon and JCC and it will tried to be done before the park opening on May 21.
- \* June 11 is the 22<sup>nd</sup> Annual Neighborhood conf. at Laurel Hts. Comm. Church, \$10 donation.

**New Business:**

- \* Marge wanted to know if Kelly Daniels who plays bunco but lives in Hunter Creeks needs to pay HOA dues. Board decided no, she does not have to pay dues to pay bunco.
- \* Next month there will be a discussion of the Night/Day Fiesta Parade ticket sales.
- \* Communications – Jennifer is only going to post her information on the web blog and encourages others who want to post information on the blog to get access through Chris to post their own events.
- \* Bylaws – Sue indicated they will be done by July. Jennifer indicated she will call a special meeting to discuss any amendments.
- \* Zoning issue - Alan indicated that Mr. Sullivan is asking us to support his change. The Board discussed Mr. Sullivan's letter request. There was a motion and unanimous vote to decline to sign the acceptance letter from Mr. Sullivan.
- \* Action plan – first find out the date of the Zoning Commission Meeting. Will send out emails.

**Adjourned at 9:40 p.m.**