

Stoney Farms HOA
Third Quarter 2026 HOA Board Meeting Minutes

Saturday, July 18, 2026 – 3:00 PM
at 9406 Kirk Pond, San Antonio, TX 78240-2713

Type of Meeting: Quarterly HOA Board (Committee) Meeting

Meeting Facilitator: Penelope (Penny) Smith-Singleton, HOA President (2022-2026)

Committee Members and/or Guests:

Robert Malloy, Vice President
Dolores Vasquez, Treasurer
Adrian Vasquez, Past President
Mark McCullough, Webmaster – *absent (excused)*
Secretary (*position currently vacant*)

1. A quorum was established and the meeting called to order at 3:07 pm.
2. Minutes of the 1st Quarter HOA Board Meeting held February 7, 2026, prepared and signed on February 10, and subsequently published on our website were reviewed. No changes were proposed. A motion to approve was made by Dolores Vasquez, seconded by Rob Malloy, and approved by all present. These minutes are now a matter of official record.
3. Minutes of Annual HOA Business Meeting held March 5, 2026, prepared and signed on March 9, and subsequently published on our website were reviewed. No changes were proposed. A motion to approve was made by Adrian Vasquez, seconded by Dolores Vasquez, and approved by all present. These minutes are now a matter of official record.
4. Old Business or Continuing Issues:
 - a. Treasurer's Report: (Dolores)
 - 1) Since our previous meetings, no deposits or receipts have occurred. However, three payments totaling \$489.91 have been made. This includes the three gift certificates for the annual Yard of the Month contest, July 4th/Independence Day decorations for our entrances, and the purchase of a lawnmower to replace the old, worn-out (non-working) one. (Note: the lawnmower purchase was verbally authorized by our Board President.)
 - 2) The HOA has established a Zelle® payment account at Frost Bank for our homeowners to use for annual dues payments. Dolores said that the Board needs to "test" this to ensure that it will work as advertised. This will be done in late November or early December.

- 3) Dolores also said we need to seek accounting advice about dues payments received between December 1, 2026, and January 1, 2027. Traditionally, all HOA dues payments have been held for deposit after January 1, so that the income accrues to the appropriate “dues income” year. Is this necessary? How will online (Zelle) payments affect this accounting issue?
- b. HOA insurance renewal for 2026-2027 is still in process”. (Penny)
- 1) Our Travelers D&O Insurance bill is \$1,920 (up \$85 from 2025). Payment of \$1,923.99 (which included the online processing fee) was made to Insurica (the agent) on July 13. (Dolores has the payment documentation.)
 - 2) Our Philadelphia Insurance policies for Liability and Umbrella coverage are “in processing” but they will be paid before July 31. The Liability bill will be \$1,438 (up \$141 from 2025) and \$500 for Umbrella coverage (no change from prior years). Payments will be made online before July 31. (Dolores will receive payment documentation for her records.)
- c. 2025 Federal Taxes Filing: (Penny)
- Our 2025 tax return was completed on February 6, and mailed at the Regional Post Office on Perrin Beitel Rd. Dolores received a copy of the filed return and the documents she had provided to help prepare the filing were returned to her.
- d. Spring 2026 “Yard of the Month” Contest Winners Report: (Penny)
- April – Johanna Vidola – 9455 Kirk Pond
May – Jose & Melanie Schroeder – 9502 Kirk Path
June – Derrick Brummett – 9503 Kirk Pond
- Penny took photos of each winning property/yard and sent them to Mark for publication on our website. These photos will remain “up” until mid-August (or thereabout).
- Once again, many thanks to Adrian and Dolores for purchasing the gift cards and delivering the contest certificates, gift cards and putting up/taking down the Yard-of-the-Month sign. Much appreciated!
- e. President’s Report – Resale/Property Transfer Activity (2026 YTD): (Penny)
- As of this date, despite a few “for sale signs” in our neighborhood, only one (1) property is known to be actively seeking new owner(s): 66█ Kirk Lane (the █’s). A pending sale “fell through” and the property is still on the market.
- f. Condition of our Entrance Areas and the Mountain Laurels on the Southwest side of Kirk Pond:
- Penny asked, “Do we need any upgrades, new mulch, etc.?” She also noted that our Mountain Laurels are thriving, but they need some “pruning” – so that they look more like trees instead of bushes. Consensus was that, at the present time, no refurbishment of the entrance areas is needed. But we do need to prune the mountain laurels. Rob and Penny will follow up on this.

- g. HOA Newsletter: The 3rd Quarter Newsletter Draft was reviewed. No changes were deemed necessary (except for one minor “typo” correction). Penny will print out the newsletters this weekend. Adrian will hand-deliver them to our residents next week. And Penny will e-mail copies to everyone for whom we have contact information.

5. New Business:

a. Holiday Lights Contest 2026:

- 1) Gift Card Prize amounts will be the same as last year (\$75, \$50, \$25) for a total expense of \$150.
- 2) Adrian said that the signs used last December are still in good condition and do not need to be replaced.
- 3) Penny said we should begin advertising by late October/early November. Also, we could encourage our residents to decorate for Halloween but especially for the year-end holidays. This could be done by announcements in our Fall newsletter.
- 4) Our goal is to award the “Holiday Lights Contest” prizes by December 15. That way the “winner signs” will be up well before Christmas and remain up until Epiphany (January 6) or a bit after. Also, the winners will have a bit of “extra” cash in the form of the gift cards for their own year-end celebrations.
- 5) Also – we should try to take good photos of the winning displays and upload them to our website; then keep them there through January 2027 at least.

b. Property upgrades and maintenance: Rob and Adrian reported that one of the stone “columns” (near the drainage area) on the Stoney Kirk Road property line had fallen apart. They will fix this as soon as possible. (It will probably require the purchase of cement.) Otherwise, no critical repairs have been identified.

c. HOA Member Complaints received:

- 1) The [REDACTED]’s expressed concern about the very large skeleton in the front yard of 66 [REDACTED] Kirk Way. The [REDACTED]’s were contacted by e-mail on May 30. No e-mail, text, or phone response has been received, and the skeleton is “still up”. (Most recently with a Go Spurs flag held by the skeleton.) Note: There is no By-Laws or Covenant restriction against “unusual yard art” – so, there really isn’t much we can do – except recognize the unique expressions of our neighbors.
- 2) As of this date, no other complaints have been received by any of our board members..
- 3) We also discussed the situation of the sober living home at 6607 Kirk Lane. Again, no complaints have been received since early March. No disturbances have been noticed by those closest to the property – or, at least, none have been brought to our attention.

d. Other issues:

Penny reported that she has seen large vehicles or cars parked in a way that could obstruct safe travel in our neighborhood. She has put a reminder in our Summer 2026 newsletter.

She will also contact the homeowners where she has seen this problem most often. (The property at the corner of Kirk Way and Kirk Pond frequently has a large "work truck" parked on Kirk Pond and another vehicle parked "on the corner" – i.e., not parallel to the street.) This could contribute to an accident, especially during the night-time (low visibility) hours.

e. Other activities for later this calendar year?

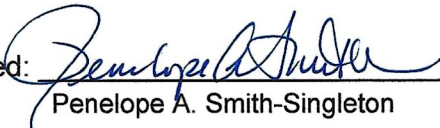
At previous meetings, including the Annual Homeowner Business meeting, several neighborhood activities were proposed. However, none of our members (homeowners/residents) have stepped up to organize anything nor have they contacted the Board about possible events. So, for now, this item is tabled for consideration again next year – because the Board cannot commit to events that the homeowners/residents do not want to support.

6. Our next Quarterly HOA Board Meeting will be held on Saturday, October 17 (or October 24), with a probable start time of 3:00 PM, at 9406 Kirk Pond. (Meeting date will be determined in/by early October.)

(Non-board members will be welcome to attend BUT an RSVP ahead of time would be appreciated by your hostess!)

There being no other business to conduct at this time, a Motion to Adjourn was requested. Motion to adjourn was proposed by Adrian Vasquez, seconded by Dolores Vasquez, and approved by all present.

The Third Quarter HOA Board Meeting adjourned at 4:08 PM.

Signed: , President, Stoney Farms HOA, 07-23-2026
Penelope A. Smith-Singleton Date

Signed: , Treasurer, Stoney Farms HOA, 7-23-26
Dolores Vasquez Date

Note: Penny will complete the Minutes for this Meeting so that she and Dolores can sign them. Penny will then send a *.pdf copy to Mark McCullough for publication on our website.