



GENERAL MEETING MINUTES
Miller's Point Elementary School (Cafeteria)
Tuesday, January 23, 2024, at 6:30 p.m.

I. CALL TO ORDER

- A. The General Meeting was held in the cafeteria on Tuesday, January 23, 2024, at Miller's Point Elementary School. The Miller's Point Neighborhood Association General Meeting was called to order by President, Kamie Clark at 6:34 p.m.

II. ROLL CALL | ESTABLISH QUORUM

- A. There were fourteen in attendance plus 4 officers. Quorum were met. Present were Board Officers Kamie Clark, Shawanda Fowler, Magdalena Thomas, and Cindy Nutt. Committee members present were Jason Clark from the Social Media Committee, and Kamie Clark from the Marketing Committee.

III. APPROVAL OF MINUTES

- A. Approved Minutes of General Meeting, Tuesday, October 17, 2023

A motion was made by Gwendolyn Bolden to approve the General Meeting Tuesday, October 17, 2023. Lisa Hunt seconded the motion, and it was unanimously approved.

IV. GUEST SPEAKER BEXAR COUNTY ENVIRONMENTAL SERVICES

- A. Guest speaker Gabriel Mega of ES (Environmental Services) discussed the several divisions that serve our community as well as jurisdiction. These divisions include Environmental Law Enforcement, Code Compliance, Animal Control, Food/Health Permitting and Inspections, Air Quality Monitoring, Solid Waste Program, OSSF Permitting and Inspections (septic systems), Household Hazardous Waste Program, which can be found in their brochure provided. Environment Services oversees and handles the unincorporated jurisdiction of Bexar County, and responsible for code compliances, septic, and animal control issues. Once a complaint is received, the taxing jurisdiction of the resident will be reviewed, and the inspector will visit the establishment. Residents who live in Converse, Bulverde, or San Antonio, are referred, and will need to call 311 City San Antonio Code Compliance. Prior to issuing a citation, a procedure is followed, in which a visit will take place each week to verify progress. Code Compliance Officers are tasked with enhancing the health and safety of the people living in Bexar County by attending to citizen complaints about unsanitary conditions such as standing water, overgrown weeds, and junk such as tires, appliances, furniture, mattresses, pools, and anything else you can think of that is unsavory. Disabled, elderly, handicap, mental issues, etc, are other scenarios that would require more time. ES has their own animal shelter off of 281. Now in regard to septic, you must obtain a septic permit in order to use a septic. Camelot, Crownwood, Glen North, and Glen South are the four subdivisions that require a trash provider. These subdivisions are managed by their Bexar County Solid Waste Division program and contracted with Tiger Sanitations, Inc. So, with that in place, they can give a citation on the spot.

For Squatters living in the house, the State states the responsibility and accountability is the landlord. The landlord or owner will receive an FTA (Failure to Appear in Court) if they are deceased, cannot be located, or no communication; this is like receiving a speeding ticket. One of the ways to try to mitigate it is by having officers who can make arrests and give citations. Shawanda asked a question and suggested a possible solution for how the association would communicate with the landlord/owner to request the use of the property as a property management office to help better serve our community. Lisa asked a question about hearing if it is no water or electricity that's grounds to getting rid of squatters. Gabriel communicated that would be the responsibility of the Health and Human Services. Gabriel explained another avenue that the county and the state will intervene is if the landlord/owner are behind on their taxes. It could be as little being behind \$8,000.00 or some behind as \$21,000.00. As soon as the tax inspector receives a call from the ES about people squatting in the house, complaints from week to week, violation letters sent to the



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landlord, the non-response of the landlord or the condition of the property, etc., the tax inspector then flags the address of the property. Then, when the tax office feels ready to make that case to foreclose on that property and take the property, the property will be put on the market to sell. Gabriel explained the downside of squatters, a crap house, or burned down house. Environmental Services and the Fire Marshal do not condemn the houses because they are not commercial properties. Let's say landlord/owner of the house is \$20,000.00 behind on taxes and knows squatters living there. He knows the house has no more drywalls, carpet filthy, holes in the wall, and nothing left but copper pipes. The owner will be least likely to spend a lot of money to renovate and sale it. When tax office forecloses on a property, they put a lien on it and of course the county will go and clean it or demolishes it or clean it as a concrete block. Then what happens is a relative of the landlord/owner buys that same house, so it can happen that you may end up with the same person living there from the beginning. No law enforcement entity not even him can enter the house to see who is living there. There is a fine line of privacy rights, public nuisance, squatters, etc. A member asked is it true if you are over 65 and don't pay taxes, the home cannot be taken until the person is no longer living. Gabriel stated yes, it is called Homestead Act. If we need any further assistance with these issues, the association can call the office and speak to Supervisor Michael Bell as he is the point of contact for Misty Ash. Shawanda asked about the house on Hickory Ridge Dr. Gabriel stated he heard of the incident but hadn't received an official complaint to go out there. Joe asked if Environmental Services was still inspecting the 18-Wheeler (Vasquez Parking) site at Logans Ridge and New World for code compliance due to the neighbors having the same issue with water and possible chemical waste coming through their backyard and onto Logans Ridge Dr street. Gabriel stated he will investigate these issues. We applauded and thanked Gabriel of Environmental Services for coming out and addressing many of our issues.

V. BOARD REPORTS

- A. **President.** Kamie Clark announced General Meetings will be held quarterly for 2024 and shared the next meeting dates of (April 16th, Aug. 20th, Sep. 19th, Oct. 15th). Kamie summarized the ongoing approved sign projects which includes getting two signs; one will be an entrance sign place at the first entrance island and the second will be an announcement board sign place at the third island. Kamie stated that due to post COVID and rising costs, we are still receiving a lot of proposal bids from other companies. Kamie and Shawanda talked to a reputable vendor last year about the announcement board sign and is willing to cut the cost by \$2,000.00 against any bid offers. Kamie emphasized that this was another driving factor why we didn't want to use the dues to pay for street lights because we now want to focus on paying these large expenses for our neighborhood. Kamie expressed the meaning of "Neighbors Helping Neighbors" and what it means going in to 2024. Kamie stressed you don't have to be a homeowner, renters/tenants can become a member of the association.
- B. **Vice President.** Shawanda communicated membership dues are due now and the goal for this year is 100 members. Shawanda announced the association currently has two fundraisers and that is the CPS Energy Miller's Point Solar Lighting Campaign and the Miller's Point Neighborhood t-shirts for \$20.00. Shawanda shared Miller's Point Elementary is asking for school aged clothing and shoes donation from K through 5th grade starting now and has been extended from Tuesday, February 6th through Thursday, February 8th.
- C. **Treasurer.** Magdalena reported a year-end balance of \$4,767.49 for December 31, 2022. Expenses in 2023 were website \$200.00, PO Box rental \$166, other expenses for events \$2,273.59 leaving a total expense of \$2,639.59. For income, we received \$1,746.00 for membership, \$160.00 for donations, other income \$354.00 (with Shawanda donating \$300.00 for the hotdogs for National Night Out), dividends \$242.00 and total income was \$2,242.88. We have a year-end balance of \$4,370.78 for December 31, 2023. The expenses were \$2,639.59 and the income \$2,242.88 and there was a loss of \$388.71.



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VI. OLD BUSINESS

- A. **Junk & Brush.** Tentatively scheduled for March 16 -17, 2024 and we need volunteers to sign up for hours.
- B. **CPS Energy.** Kamie communicated Gwendolyn will remain as the primary contact for the SOLAR lights to move this through with the attorneys and Commissioner Calvert. This plan includes retrofitting our current lights with SOLAR lights so we don't have to pay CPS, and as part of the approved budget we will install 13 new SOLAR lights on the streets where there are no street lights. It comes with a 5-year maintenance warranty, so if something happens, we are not responsible for the repair costs. Kamie communicated the County has made a donation to our campaign and that donation will cover the street lights until October 2023. We still need support of our fundraisers to pay CPS from October 2023 until now.

VII. NEW BUSINESS

- A. **Voting Poll.** Kamie gave an outline of upcoming events to open a voting poll on the best day and time for the General Meeting, Summer Pool Splash, Community Yard Sale (w/ map). The voting poll will be open now and closed on 2/26/2024.
- B. **Volunteers Needed.** We need volunteers for the Spring Junk & Brush, Community Garage Yard Sale, Summer Splash Pool Party, Game Night, and National Night Out.

VIII. COMMUNITY AWARENESS AND ANNOUNCEMENTS

- A. Visit website millerspointna.org/, to learn what's happening in your neighborhood, apply for a committee, buy a t-shirt, make a payment and more.
- B. Make a payment via [PayPal](#) or [cash.app/\\$millerspointna](https://cash.app/$millerspointna), via website millerspointna.org.
- C. Community Outreach - Miller's Point Elementary Clothing Drive has been extended from Tuesday, 2/6/2024 to Thursday, 2/8/2024.

IX. NEXT SCHEDULED MEETING: Tuesday, April 16, 2024, at 6:30 p.m.

X. ADJOURNMENT:

- A. With no further business to discuss, Kamie Clark moved the meeting to adjournment at 7:46 p.m.

Respectfully Submitted By:

Cindy Nutt, Secretary
 Miller's Point Neighborhood Association, Inc.

Approved:

Board Representative

Date

