



Olympia Neighborhood Association Board Meeting Minutes June 12 2025

The ONA President, Harry Finke, certified the presence of a quorum and started the meeting at 6:31 p.m. Other Directors present were: Dan Hancock, Roslyn McCumber, Todd Bowers, Frank Marrou, and Wendy Vaughan. Deborah Ables was absent. The Association Manager, Ray Jansure was present.

Approval of Minutes: May 2025 minutes were read and reviewed. A motion to accept the minutes was made by Wendy Vaughan. The motion was seconded by Dan Hancock and all were in favor.

Comments from ONA Members and the Community: There were no comments from the community.

Treasurer's Report: Wendy Vaughan reviewed the reconciliation of the May 2025 bank statement. She stated all accounts reconciled and there were no discrepancies.

Manager's Report: Ray Jansure reviewed the May 2025 financial reports. He shared that both voluntary memberships and FUAPs were greater than expected for this time of year. The office staff is still working on collecting assessments from several delinquent mandatory homes. Dan Hancock made a motion to accept the Financial reports, Wendy Vaughan seconded the motion and all were in favor.

COMMITTEES:

- A. ACC – No report
- B. Aerobics/Wellness- No report
- C. Gentle Yoga - No report.
- D. Landscaping – No report
- E. Neighborhood Watch –Dan Hancock shared the May 2025 Crime Statistics
- F. Tennis – No report.
- G. Pickleball – No report.
- H. Deed Restriction: 29 letters/ 0 emails/ 1 calls to City of Selma for 2025
- I. Webmaster - No report.
- J. Social Committee - No report.

UNFINISHED BUSINESS:

- A. Harry's proposal for notifying residents that we maintain the medians, not the City- Roslyn McCumber said she had been in contact with the City of Universal City and the City said that OJV wanted to put in the medians. Harry Finke asked Ray Jansure, ONA manager, to see about getting the original City permits to construct the street. Harry stated that, "If the City required OJV to construct the medians as a condition for approval of the permits, then maybe the City should maintain the medians." The board will wait to hear the results before making any decisions about moving forward with a campaign to notify residents of the ongoing median costs.
- B. Costco median and Median Landscaping- JBD has completed the landscaping work at the Olympia monument and median by Costco. The ongoing landscaping on the median by Costco has been added to Brightview's contract.
- C. Landscaping Costs for Medians, JBD and Brightview bids- The board previously voted to continue the Brightview Contract as it was the lowest bid.
- D. Amendment of Deed Restriction #23- Ray Jansure stated that no new laws regarding chickens and HOA restrictions had been passed by the Texas Legislature this session. This information was provided by Mike Thurman, the association's lawyer. Ray told Mike Thurman to proceed with drafting the language needed for the official amendment to Deed Restriction 23 to be voted on by the homeowners living within Deed Restriction 23.

NEW BUSINESS:

- A. Clubhouse cameras/security system upgrade- Wendy Vaughan stated that ONA management is purchasing a Ring security system for the clubhouse that will be monitored. Ring Cameras will be installed around the clubhouse with 24/7 video monitoring and cloud storage.

- B. Lap swim proposal- Wendy Vaughan presented information for a morning lap swim program for adult members. The proposal includes using smart locks and cameras to monitor the proposal. The board was in general agreement to try out the program but did not vote formally to institute the lap swim program. Wendy Vaughan will finalize the proposal with hours, rules, and liability waivers to be formally voted on next month.

DIRECTORS COMMENTS:

- A. No comments.

Motion to adjourn was made by Frank Marrou at 7:51 pm. The motion was seconded by Dan Hancock and all were in favor.

Wendy Vaughan
ONA Secretary/Treasurer

Harry Finke
ONA President