

BALCONES HAUS

Phone 830-629-0100  
Fax 830-620-4640  
246 Loma Vista New Braunfels, Tx. 78130

**FAX**

**To:** \_\_\_\_\_ **From:** Pam Hodges

**Fax:** 1-800-733-5120 **Pages:** 11

**Phone:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Re:** \_\_\_\_\_ **CC:** \_\_\_\_\_

Urgent     For Review     Please Comment     Please Reply

*Balcones Haus Residents Association  
Information.*

*Sent from  
Jane Foster  
President, Balcones Haus Resident Assoc.*

*TRACI FINN?  
773-860-5743*

**Balcones Haus Resident Association - 2016 Neighborhood Organization**

**Name:** Balcones Haus Resident Association  
**Address:** 246 Loma Vista,  
New Braunfels, Comal County, TX 78130

**Boundary:** 1 apartment building that makes up Balcones Haus Apartments (see map)

**Contact:** Jane Foster  
246 Loma Vista, unit 202  
New Braunfels, TX 78130  
830-387-4426  
No email

**Contact 2:** Rose Marie Benadides  
246 Loma Vista, unit 316  
New Braunfels, TX 78130  
210-315-1695  
No email

**Balcones Haus Residents Association By-Laws**

**November 5, 2008**

**Article 1. Name**

**The name of this organization shall be the Balcones Haus Residents Association.**

**Article 2. Purpose**

**The purpose of this non-profit association is to work together to improve living conditions within our community, and upgrade the quality of life for our residents.**

**Article 3. Membership**

**The membership is composed of one representative from each apartment.**

**Article 4. Meetings**

**Section A. A Regular Meeting shall be held once a quarter.**

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**Section B. Special Call Meetings maybe held as needed upon a three day notice to members.**

#### **Article 4. Meetings**

**Section C. An Annual Meeting will be held in the fourth quarter of the year to elect officers. Roberts Rules of Order shall be used to settle any of procedure.**

**Section D. Any resident of the Balcones Haus May attend the meeting. However, only one Representative from each apartment may have an official vote.**

#### **Article 5. Officers**

**The officers of the Balcones Haus Residents Association shall be elected at an annual meeting in the fourth quarter of the year. The elected officers shall be a President, Vice**

**2. The Vice President shall succeed the President and hold office for the unexpired term in the event that the President resign or is unable to finish the term of office.**

**Office for the unexpired term in the event that the President shall resign or is unable to finish the term of Office.**

### **Section C. Secretary**

**The Secretary shall write a summary of the business and concerns expressed at each**

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- 1. Meeting. These minutes shall be read and stand For correction at the next meeting.**
- 2. The Secretary shall announce to the Membership the date, time, and location of each Meeting.**
- 3. The Secretary shall keep a file of all important Papers, including but not limited to non-profit Status filing and any and all correspondence. In The event the Secretary**

**Two volunteer from First Floor will be from each side of The Hall way**

**Section A. The Floor Captains Committee will be Comprised of 2 volunteers for each floor unit to serve, as Captain. The President of the association shall have the Power to appoint or remove, the volunteer serving as A Floor captain. The captain of each floor shall obtain The Name and phone numbers of residents on the same floor That he/she resides. The Floor Captain duties are to be The source of relaying information of Balcones Haus, up Coming events, and emergency information to his/her Floor residents, serving as a member of the Social Activities Committee, and serving as a member of the Social Concerns Committee.**

**Section B. The Social Activities Committee shall be Comprised of the Floor Captains. The purpose of this**

**The election of officers for the year shall be held at the Annual meeting of Balcones Haus Apartments Residents Association. Officers shall be elected at the Annual Meeting held in the fourth quarter of the year.**

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## **Article 7. Election of Officers**

**Officers shall be elected by a majority of members present at the time of voting. Voting may be done by secret ballot, a show of hands, or a standing vote. The election shall be conducted by the President unless he/she is a nominee. All officers shall be elected for a term of one year. Nominations for officers will be taken from members present at the Annual meeting and must be seconded to qualify. If no one receives a majority vote, then the candidate with the least number of votes is dropped until someone receives a majority vote, then the candidate with the least number of votes**

**D. A two thirds (2/3) vote of a quorum of members must be present to make or change an amendment to the By Laws.**

**Amended and Adopted on this date**

\_\_\_\_\_

**Secretary** \_\_\_\_\_

**President** \_\_\_\_\_



Meeting minutes December 14, 2015

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**Meeting minutes December 14, 2015**

Carol Modgling [modglingc@yahoo.com]

Sent: Thursday, December 24, 2015 11:00 AM

To: Balcones Haus

The guest speakers for the meeting on December 14, 2015 were Michele Hallum, Regional Director over Balcones Haus, San Antonio and North Texas, Tracey Fine, Acquisitions and Development from Austin, Texas and Chris Newell, RPL.

Michelle Hallum was the key speaker and after introductions, began to explain the reason for the meeting. The ownership of Balcones Haus wanted to discuss plans to submit an application to the state housing agency to compete for a Low Income Housing Tax Credit award to update and remodel the property.

The program is one of a few available to preserve affordable housing properties for the long term. All current residents will remain on the program and rent will be calculated the same each year.

The application process is very competitive and not all properties will be awarded funding. It is critical to submit a strong application. An important part of the application is to be able to show strong support by the residents. The properties are given points for different things such as having a strong active association. There are other things on the list that points can be awarded for.

We are to submit a pre-application into corporate and hope we are high on the list. If by the end of January 2016 we are high on the list, then we must submit a full application by March 1, 2016. The cost for these applications is \$75,000.00. By the end of July 2016 there will be a list of where everybody stands. In August 2016 it will be known if Balcones Haus was selected for the renovation.

If picked, it will be 1 to 2 years before anything starts to happen. There will be much activity by architects and builders, to name a few. They will be in and out of the building measuring walls, etc. This also requires two of the current officers to be picked and will be registered with the state. The two officers are Mary Switters and Carol Modgling.

There was 95% of the residents were present for the meeting. In voting for going forth with this application, the majority voted in favor and approximately 12 residents were not in favor.

Michelle and Tracey Fine lead a question and answer session for the attending residents. There were many questions about the process as to who, how, and when. It was stressed that a strong active association was needed. The subject of smoking came up and was addressed again. There is no smoking no matter where you go and it is not just National Church Residents.

Dec. 1, 2015

Linda Neosche

Henry Paredes

Deloris Paredes

Glenn Timmerman

Joe Mackuska Sr

Delia Villanueva

Rose Henry

Thomas R. Kelly

Carol Lawrence

Naomi Martens

Vivian Sue Farver

Margie Nichols

Robert Kelly

Mary Switzer

Ann Bell

Joe Foster

Carol Moly

Rose Marie Rodriguez

Renee Silvers

Joyce Hankins

Joan Plamer

T. Egan

John Perrott

Ann Dejes

Earlene Ross

Oliver Brown

Rob Reaser

Louanne Reaser

December 31, 2015

Balcones Haus Residents Association was called to order and Joyce Hankins put in motion to start the meeting. Norman Brown second the motion and the motion carried.

First order of business was to nominate new officers for the coming year of 2016.

The nomination was put in motion by Rose Henry and seconded by Pearl Silvers.

The vote was by secret ballot.

The ballots were entered for President- Jane Foster and Norma Brown

The ballots were entered for Sec./Treasury-Rose Marie Benavides and Joyce Hankin

Voted and countered the vote was won by Jane Foster for President

Voted and countered the vote was won by Rose Marie Benavides

The voted was called to adjourn by Joyce Hankins.

Terry Eyman was reconized and he ask that the new officers meet with Pam Hodges the Resident Manager to set an agenda. He ask that his request would be part of the official record.

Joyce Hankins called for the meeting to adjourn and it was seconded by Terry Eyman

Minutes taken and submitted by

Carol Modgling,

2015 Sec.

HP LaserJet M2727nf MFP

# Fax Confirmation Report

TDHCA  
4828851  
Jan-14-2016 9:48AM

Job	Date	Time	Type	Identification	Duration	Pages	Result
2932	1/14/2016	9:46:17AM	Receive		2:12	11	OK

01/14/2016 10:46 FAX

0001/0011

<b>BALCONES HAUS</b>		Phone 830-629-0100 Fax 830-620-4640 246 Loma Vista New Braunfels, Tx. 78130
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Re:	CC:	
<input checked="" type="checkbox"/> Urgent <input type="checkbox"/> For Review <input type="checkbox"/> Please Comment <input type="checkbox"/> Please Reply		
<p><i>Balcones Haus Residents Association Information. Sent from Jane Foster President, Balcones Haus Resident Assn.</i></p>		