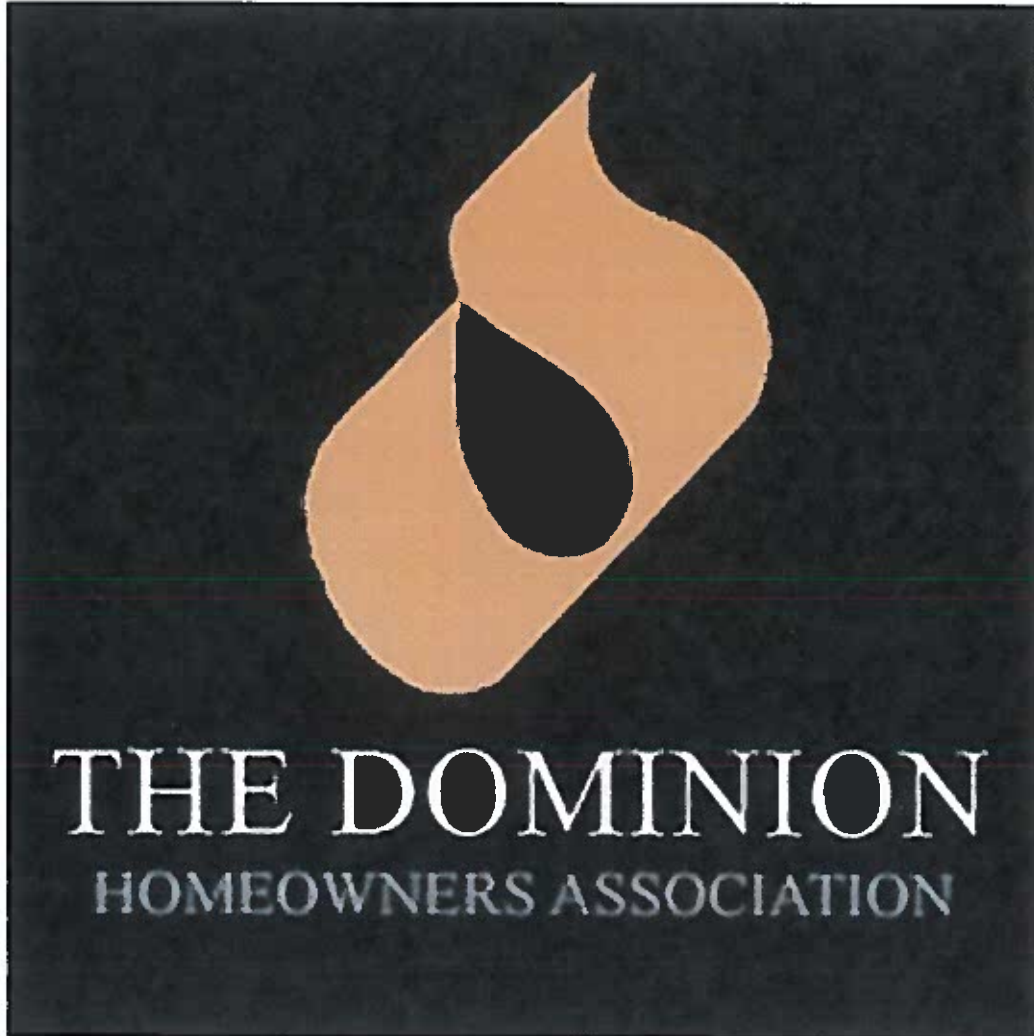


The 2023 Dominion Community Vision and Values



The 2023 Dominion Community Vision and Values Document (Document) is adopted, updated, and revised from the 2016 Strategic Plan of The Dominion Homeowners Association (HOA). It sets forth our vision and values for the long-term health and vitality of The Dominion Community and its associated Planned Unit Development (PUD) community. This Document is to be used by the HOA's Board of Directors (Board), its Committees and HOA management to guide both long-term and annual operational and capital budget planning decisions and day-to-day implementation of these decisions. It also serves as an education and communications vehicle for new members of those groups as well as the new members of the community.

This Document is a "living" document and should be viewed as a framework for the continuous process of planning for the future and a vehicle for facilitating community consensus on important issues.

COMMUNITY VISION

The vision of the HOA is to preserve and enhance The Dominion as the premier community of its kind in San Antonio. This vision will be accomplished through developing and executing policies and operational plans that support the following components of our community values:

- I. Encourage active involvement of HOA members
- II. Ensure safety and security as the top priority
- III. Manage infrastructure and common area facilities effectively and efficiently
- IV. Manage our financial resources effectively and efficiently
- V. Enforce the HOA covenants and restrictions
- VI. Manage relationship with The Dominion Country Club
- VII. Maintain effective and efficient HOA operations

The vision will help drive financial and operational plans designed to ensure The Dominion remains a premier community.

This Document is a conceptual framework and its full implementation may involve funding not presently reflected in the HOA budget and for which no source of funding presently exists. It is not the intention of the Board to authorize implementation of any part of this Document absent the existence of sufficient HOA funds to accomplish implementation. However, implementing the concepts in this Document, and their associated action plans and committee recommendations, should be used as input to the HOA financial budgeting process.

COMMUNITY VALUES

I. ENCOURAGE ACTIVE INVOLVEMENT OF HOA MEMBERS

This Document recognizes that one of the strongest assets of the community is the friendliness and sense of community pride evident among its residents. It is important that this Document reflects and reinforces this perspective. Only through active community support and communications will The Dominion retain its position as a premier community.

The HOA must continue to expand its ability to communicate with its members promptly and effectively. Communication should be proactive and responsive to community needs. The HOA must leverage advances in technology to enhance communications. As technology advances, use of new available technologies should be considered. When appropriate, the use of town hall workshops to facilitate ideas and enhance communication should be conducted.

In this regard, the Neighborhood Outreach Committee (NOC) was created by the Board to interface with the community. This valuable interface should be used to help develop actions supportive of this Document as well as a vehicle to communicate HOA policy and decisions. (See the [NOC Charter](#))

II. ENSURE SAFETY AND SECURITY AS THE TOP PRIORITY

Safety and security are primary goals of the HOA. To this end, the Board has established a Security Committee that provides input and recommendations to the Board on all safety and security matters (See the [Security Committee Charter](#)). The Security Committee should strive to include members with expertise in security processes, technologies, and best practices in order to promote a culture of safety and security as well as effectively manage the safety and security of The Dominion community.

For clarification, the HOA does not provide criminal investigative or prosecutorial services nor does it involve itself in such matters. Investigative and prosecutorial services or matters are the responsibility of the City of San Antonio and the San Antonio Police Department (or related agency). The HOA's security firm and its personnel are not a substitute for the San Antonio Police Department, the San Antonio Fire Department or any other City of San Antonio provided agency or service. **Dominion HOA members should call 911 in all emergency situations.**

The primary function of the Security Committee and our security firm are (1) to prevent unauthorized access at our gates, (2) to deter crime, to the extent and (3) to enforce rules and regulations on our streets, roads, and bridges.

Perimeter security of The Dominion should receive on-going study and evaluations performed to be sure the community is receiving the necessary perimeter security that promotes a secure and safe environment.

Fire protection and safety is critical to the safety of The Dominion. Assessments have been made by the SAFD on all structures within the PUD with recommendations on emergency vehicles, water pressure issues, distance of structures to fire hydrants, and terrain surrounding the structures. The Security Committee will work with SAFD to ensure these assessments are part of ongoing operational plans. HOA operational plans, including actions regarding wildfire or any other cause for evacuation, will be reviewed for required process improvement and responses from Dominion security personnel.

The HOA will contract for the presence of on-site, on-and-off-duty San Antonio Police Department (SAPD) officers for 24/7 coverage and maintain good working

relations with SAPD. Because the perimeter of The PUD is becoming more developed and inhabited, there are occasions when the assistance of SAPD is needed and will be requested to aid security, noise levels and other problems at or near our perimeter border.

The streets of our community are wide and accommodate not only vehicles but walkers, cyclists, golf carts, joggers, etc. The safety of our streets is critical to the neighborhood. Rules regarding vehicle violations of safety that suspend vehicle transponder usage or other non-monetary and monetary fines and penalties should be periodically reviewed as well as the use of existing and new technologies to continuously enhance security.

III. MANAGE INFRASTRUCTURE AND COMMON AREA FACILITIES EFFECTIVELY AND EFFICIENTLY

Infrastructure is a critical asset in maintaining the HOA's vision of a premier community. The HOA must provide funding for the maintenance of infrastructure and repair of all common property, as well as enforce our covenants to ensure the preservation and protection of Dominion property values.

Maintenance and replacement budgets for existing infrastructure have been developed and are updated annually. Long term infrastructure maintenance and replacement reserve funding plans have been developed and are updated periodically.

The Board has established the Development Committee to advise the Board on plans within the PUD for both residential and commercial development. The Development Committee also has responsibility for planning and oversight of the maintenance and replacement of existing infrastructure including streets and bridges. (see the [Development Committee Charter](#)).

The Development Committee will collaborate with a developer on the supplemental Conditions, Covenants and Restrictions (CCRs) for the development in addition to the Umbrella Declarations and recommend their approval to the Board when they have gained approval at the committee level. This committee will interface with

outside engineering consultants and HOA legal counsel on property/facility issues as warranted. Prior to any turnover of common property to the HOA, the committee will review the completeness of the development along with the General Manager and provide a punch list of corrective actions.

The overall beauty, maintenance, and integrity of all Dominion landscaping common areas, as well as other non-residential landscaping areas located within The Dominion, are essential to the HOA's vision.

In this regard, the Board has created a Landscape Committee, in its efforts to maintain and preserve the beauty of our neighborhood. (See the [Landscape Committee Charter](#)) This committee shall be responsible for the ongoing review and recommendation to The Board on those portions of operating and capital expenditure budgets related to the scope of the Landscape Committee's work.

The Landscape Committee develops design standards to provide continuity and consistency across the common areas throughout the community. These standards will include landscaping, irrigation, walkways, lighting and vanity ponds. They will also be responsible for developing standards of care for maintaining the integrity of the common areas on an ongoing basis. This includes wildlife management, tree trimming, mowing, mulching, irrigation, fertilizing, disease and weed management. The Landscape Committee will work with HOA Management to ensure satisfactory implementation through vendor partners. The Landscape Committee shall also be responsible for the review and recommendation to The Board on all new developments within the PUD. This includes both developed property which subsequently becomes a part of The Dominion common area upon approval and acceptance by The Board and commercial properties owned by third parties which upon full development remain within The Dominion. Once commercial properties are fully developed the Landscape Committee shall be responsible for reviewing the landscape integrity of these properties on an ongoing basis. The Dominion PUD Umbrella Covenants have established the Architectural Control Committee (ACC) to review and approve all residential and commercial construction, landscape and irrigation plans to ensure compliance with the appropriate development CCR's for property within the PUD.

The ACC reviews all new and modified residential home and commercial structures including their associated structures, pools, fencing, walls, monuments, etc for compliance to the development CCRs. The ACC also provides oversight on land and structures not in compliance with the maintenance and cleanliness standards generally applied throughout the community. The ACC will ensure the integrity and maintenance of undeveloped lots and acreage as well as cleanliness of construction areas. The ACC will take appropriate action to enforce the covenants and restrictions of the HOA. (See the [Architectural Control Committee Charter](#))

IV. MANAGE OUR FINANCIAL RESOURCES EFFECTIVELY AND EFFICIENTLY

The Board has the fiduciary responsibility for the financial resources of the HOA. This fiduciary responsibility is administered through the Board Treasurer who chairs the Finance Committee - a committee established by the Board to oversee the financial and budgeting responsibilities of the HOA. This Committee is responsible for making recommendations to the Board on a broad spectrum of financial and accounting functions which complement the integrity and financial reporting with forecasting to enable the HOA to meet both its operating and capital demands.

A significant tool in executing this fiduciary responsibility is accomplished via the Operations and Capital (repair and replacement) Budget. A comprehensive approach to monthly financial reporting incorporates all aspects of the current state of financial position, while drawing a comparison to the budgeted projected position. In so doing, the Board through the Finance Committee keeps the board fully apprised of the current financial position and makes recommendations on any budget deviations that occur on a proactive basis, as required.

At each monthly meeting, the Board votes to accept the monthly financial statements from the previous month's operations, as presented by the Treasurer, after approval from the Finance Committee. Each month's financial statements become part of the permanent record for the Board.

The Finance Committee is assisted by HOA management in preparing, approving, and recommending to the Board the yearly Operations and Capital Budgets. The Board votes to accept the presented Operations Budget in December of the year prior and implementation of the next year's budget begins in January. (See the [Finance Committee Charter](#))

The Capital (repair and replacement) Budget is prepared and presented for vote on both a long-term basis which includes the long-term investment position and the yearly capital budget for targeted capital projects. Reserve determinations and funding requirements, including the assessment of the adequacy of reserve funds should follow normal and customary industry practices as outlined by the HOA's reserve consultants. As part of this process, a yearly review of the long-term reserve account should be performed to assess changes to spending assumptions, inflationary impact, and rate of return to meet the projected fund balance.

Long-term capital planning is presented to the Board from the Finance Committee after a thorough analysis. Continuing long range capital planning is imperative to meet the challenging economic conditions and changing market landscape. Maintenance of our infrastructure provides the basis for maintaining property values within the community and assuring proper financial resources are planned. The priority of all infrastructure projects must be evaluated on a yearly basis to properly plan for the future.

An external independent CPA should conduct an annual audit of the financial statements of the HOA in accordance with generally accepted standards and practices and prepare annual federal and state returns.

V. ENFORCE THE HOA COVENANTS AND RESTRICTIONS

The HOA has developed into a premier community because of an excellent set of conditions, covenants and restrictions (CCRs) which guide development and maintenance within the community. From time to time, the Board has created additional rules and regulations which are outlined in the HOA's Community Manual and are recorded in the Bexar County property records. It is critical that

these covenants, restrictions, rules and regulations be administered consistently, fairly and equitably. Similarly, these covenants, restrictions, rules and regulations should be amended, when necessary, as new technology, changes in local/state laws and other environmental standards/conditions warrant.

The ACC will also recommend action to the Board, including legal action, necessary to ensure compliance for existing structures as well as undeveloped areas within the PUD. Similarly, the ACC will review new technology and determine the need to modify building restrictions as a result of such technology.

The Board will continue to utilize outside legal counsel to guide it in its decisions on fines, enforcements, and legal action.

VI. MANAGE RELATIONSHIP WITH THE DOMINION COUNTRY CLUB

The Dominion Country Club (the Club) has been a significant contributor to The Dominion's position as a premier community. The HOA should continuously evaluate its ability to impact the strategy and development of the Club property. Success of the HOA requires that the Board have a close working relationship with the Club owner(s) as well as the Club's Advisory Board. Each entity should be mutually aware of the future direction and plans the other undertakes. Likewise, each entity must be mindful and not embark on a direction that is in conflict with the other's fundamental interests.

The HOA and The Club currently have a good working relationship and collaborate on multiple "social" issues; e.g., joint sponsorships of events such as July 4th celebration, annual bonfire, and hosting of Club events. Cooperation should consider additional areas that may include:

- Marketing efforts to promote the image of the neighborhood, as well as Club membership
- Security issues, particularly perimeter security
- Safety awareness so that Club activities and resident activities are not in conflict; e.g., lighting issues, walking/jogging on club grounds, etc.

- Areas of common interest, such as infrastructure repair and maintenance and the installation of additional facilities.
- In the event of major club management and/or ownership changes, the HOA should be pro-active in communicating current HOA initiatives and concerns.

In this regard, the Board Chair (or their designee) should attend the Club's Advisory Board of Governors meetings as an ex-officio member and the HOA, should invite has the Club's management and owner(s) to attend Board meetings to discuss these joint issues, projects, and concerns.

VII. MAINTAIN EFFECTIVE AND EFFICIENT HOA OPERATIONS

The HOA can only function effectively and efficiently through the combined efforts of resolute member volunteers and a professional, trained staff of HOA employees and vendors. Together, the member volunteers who populate the Board and its committees and the HOA management, select and oversee the work of the numerous vendors who provide security, maintenance, and other services to The Dominion community. Therefore, it is incumbent on the Board to ensure the following occurs:

- The recruitment of knowledgeable, committed HOA members willing and able to commit the time and energy necessary for the service on the Board and its committees. This necessarily involves succession planning for these volunteer positions to ensure, among other things, the presence on the board/committees of volunteers possessing an institutional knowledge of the significant issues requiring the attention of the HOA.
- The retention of a qualified, professional HOA management team. This can be performed through the employment of management staff or through contracting with an external management company. The HOA is committed to the maintenance of appropriate professional certifications and training for all HOA management. The HOA is further committed to compensate all HOA management team members in an equitable and market-based amount.

James D. Berg Chair
11.02.2022