

HOA BOARD MEETING
December 11, 2018

OLD BUSINESS

Treasurer

We have received some money from Oct invoices

One person has asked about a payment plan

About 43 people have not paid anything

Tried contacting the new Attorney more than once to check on where the Deed Restrictions stand and get verbiage on collections notices, but have not heard back

Most people that have not paid have never paid; probably about \$50,000

Attorney has specific verbiage to make collections legal

Ron moved to report; Van 2nd

Architectural Control

Not here; no report

Welcome/Hospitality

Have not received any notices of new members

Katrina indicated that she has had 2 or 3 communication with Title Companies that will come through in about 30 days

Gave Marc one packet for new person that Reggie told us about at meeting

Jim moved to accept; Katrina 2nd

VP

No Reports

Van moved; Kat 2nd

Webmaster

Katrina posted all treasurer reports since we've been active as a PDF

She will begin looking into posting Dues Statements around February

She also redid the ACC form on website

Ron asked if ACC form could be web form, so it could be filled out and resubmitted online. Jim said it could be done.

Ron moved to accept; Van 2nd

President:

White Oak is going through a transition period right now. He was not able to get with Derek, but has not because Derek has been ill

Went through Jerry and got referred to Ruth King who is now the Office Manager and takes care of Deed Restrictions, etc.

After 3 attempts was finally able to talk to Ruth, who said she really didn't know anything, but was going to get with Jerry

Since then, spoke to her and found that Jerry was the President, Derek's, bother-in-law. He just dropped everything and left. Was supposed to come by to pick up check.

Not a pleasant time over there

Ms. King said they want to get rid of everything; parks, retention ponds, everything that they have responsibility of.

He told her Section 2 wants front section of park

They are aware that Sec 3 & 4 don't want back section and would like us to take it

He told her he would put it in front of the board.

Ron said if take it all we could get it cleaned up and we could expand, if we wished. We could also get everything up and put grass, a walking trail or something

Nathan said they want to get rid of retention pond, also, but is hoping they won't require we take the pond because we don't want it

Ron asked if we have to run it through the community.

Katrina doesn't believe so as we are not raising fees or anything

Van said we can announce, at the meeting, that we have resolved park issue

Ron asked if he could go ahead and get parking lot taken care

All are in agreement, so he will begin taking care of it

Marc will get power lines marked

Ron let him know not to start until after New Year

Katrina indicated that a little football team will be using park on Sunday. She told them if they live here, they can do what they want, but not to park in the grass

Katrina also believes the prior board had assumed responsibility for retention pond.

Van says no, that every time ownership of the park came up, the ownership of the retention pond also came up and that they wanted us to take both

Katrina said April had told her that we had taken ownership of retention pond at some point, but has not been able to get clarification

Ron wanted to know the pond is at

Van thinks it's the one by the Exxon station

Nathan indicated that Ms. King said they want to get rid of everything

He let her know that we are only interested in the park.

She will try to find the deeds and is hoping Jerry will be able to give her more information.

She doesn't know if there are one or 2 deeds.

Jim indicated that the way the plat reads, the park is in Section 3. It's not in our Section

Jim also indicated that it looks like one 3.5- or 3.7-acre piece of land. Does not look split.

He's wondering if we will need to go to county or if it matters. We might need to go to the attorney for clarification. Will we need to have it resurveyed and added to our plat and taken off 3 and 4.

Nathan said he offered to have it surveyed, but Ms. King said she didn't we need to

Jim said if we get it re-platted, we will probably need a new survey
Martha moved to accept report; Jim 2nd

Other Business

Van got a letter from someone that we are using Next Door as our Web Site.

Jim said he believes that on Next Door, Ranch Crest is Section 1 and 2 and people in both Sections get confused about goings on with the HOA, but as far as he knows Section 1's HOA is defunct. Sections 3 and 4 are referred to as River Park Country. Jim sent a screen shot of plat and indicated where Section 1 and Section 2 were.

Van is concerned because she thinks some people think this is the official communication for the HOA.

NEW BUSINESS

Katrina and Jim will choose recommendation for Yard of the Month for Christmas Decorations

Next workshop will be on Tuesday, January 8th

Ron moved to Ajorn meeting; Van 2nd