

Board Meeting Minutes

July 10, 2018

The meeting was called to order at 7:20 by Nathan Sanders, President. Seven members present were Nathan, Marilyn Leffler, Katrina and Jim Burgess, Ron Walker, Van Madden and Marc Vasquez.

The minutes of the June 5 HOA board meeting were read by Marilyn and approved.

The Treasurer's report was presented and approved; a paper copy is filed in HOA records. A discussion regarding the fees being charged for late payments was rehashed; a board vote was unanimous to handle previous years on a case by case basis because of the inconsistency in following the billing as set forth in the By Laws. Due to a billing statement in 2012 by a previous treasurer stating all homeowners had a \$0.00 balance; residents can't be billed for outstanding dues prior to 2012. Going forward, all billing and fees will be in accordance with the current By Laws. In addition to the invoices mailed to residents, a notice will appear on the HOA website. Katrina hasn't been able to find a CPA willing to audit the HOA accounts, but will continue the search to have this done.

The Violations report was presented by Katrina for Martha in her absence. Martha received 4 complaints during the past month and mailed "friendly reminder" letters to the residents referencing the particular deed restriction violation. Second complaints will be followed with a warning letter and if necessary followed by a Deed Restriction Violation and fine. She will let homeowners know that Deed restriction copies can be obtained from any Board member. It was noted that Martha has no records of any warnings previously sent to homeowners and Van will transfer any records of same from past records.

Ron reported news on progress of the Park. He's had no communication with White Oak developers. Sections 3 & 4 have not decided about co-ownership of the Park with Section 2. They are still working on securing some ground/lots in their own area if possible for developing a play area/park for their section and haven't seen a deed from White Oak regarding co-owning with Section 2. Maintenance/cleaning grounds at the park are complete and ready for summer. A proposal/bid was presented for RedE Electric to replace and repair where necessary timer and receptacle covers. The amount of the bid received was \$1475.00 Ron noted that residents requesting to use the Pavilion and lights would have to get in touch with Ron to have access to use of the electrical outlets. Van made the motion to accept the bid; motion was seconded by Katrina and approved by all members present.

Van presented ideas for the hospitality committee to put together a welcoming gift packet for new residents. Suggestion was made to include deed restrictions/By Laws; List of local businesses/schools/government phone numbers that would be helpful to new homeowners. She will present a sample packet at the August meeting.

Marc opened a discussion regarding the culvert erosion situation on the Del Rio property. The Board will work with these homeowners to suggest options and referrals to the county, attorneys, or any

source that might be able to help resolve this problem. Nathan re-iterated that the HOA isn't responsible to incur the cost for repairing individually owned property and spending the organization's monies would be setting a precedent for future requests. We decided to offer referral support and help in contacting those referrals; i.e.; the county, HOA attorney, etc.

Richard Adame has emailed his resignation from the Neighborhood Watch position; his employer offered him an opportunity for continuing education. The Board has accepted his resignation, and Van made a motion to not replace him at this time, but to focus on getting committees up and running and visit this position at later time. This motion was seconded by Nathan and approved by members present.

Moving on to new business, Nathan presented a problem of 4 wheelers at the park. No motorized vehicles are permitted and a discussion followed. Suggestions were made to post signs regarding prohibiting motorized vehicles of any kind beyond the parking area and the park hours. Marc will look into having signs made.

Marilyn presented a request by Reggie King to have the county install a 4 way stop sign at Ranch Crest Dr and Maverick Dr. We discussed the increased traffic flow created by the development of Sections 3 & 4 and the anticipated traffic increase once the new subdivision on FM1488 across from Ranch Crest Drive opens. Katrina will contact the county (Reggie gave a county contact name) and will update us at the next meeting.

Van & Marilyn will be getting together to review the current Bylaws regarding the terms of office of the Officers. It would create a better flow of transition if 2 officers were re-elected at different times rather than all 4 at the same time.

Jim reviewed the Deed Restriction changes and presented a version of what matched and changes made in the proposed version. One of the topics to be clarified is the ability of residents to have wells. Marc is to research this and find out what is required of the HOA to get permission for homeowners to install wells on their properties. Members of the board are to review and discuss at August meeting. Katrina will contact Brian Fowler, the HOA attorney, and see where the HOA is in regards to getting residential approval and filing status of this long overdue document.

Nathan adjourned the meeting at 8:45.

Respectfully submitted,

Marilyn Leffler, Secretary