

River Park Country Section II
Semi-annual HOA Meeting Minutes
October 9, 2018

Call to Order

- President Nathan Sanders called meeting to order at 7:10. He welcomed everyone and thanked them for supporting the HOA with such a good turnout – 28 residents were in attendance.

Old Business

- In the absence of the Treasurer, Martha Lucas gave the Treasurers report. The ending balance in the checking account is \$56,815.53. A motion was made by Larry Hoffman and seconded by Reggie King to approve the report.
- The minutes of the HOA Annual April Election meeting were read by Secretary, Marilyn Leffler.
- There were no additions or corrections and the minutes were approved as read.
- Reggie King opened discussion about Deed Restriction violations not being enforced. Martha explained that she doesn't patrol the community, but if a resident sees a violation, please notify her and a letter will go to the resident – 1st notifying them of the violation, a 2nd letter warning a fine will be imposed if not taken care of, 3rd letter will be a fine assessed. Reggie will obtain the address of the resident in violation and report to her.
 - The Yard of the Month winners for August & September were announced -Mr. & Mrs. Richard Adame; and Mr. & Mrs. Robert Goshorn. \$25 gift cards will be presented to their business of choice.
 - The Oct/Nov yard of the month will be judged on Halloween displays on October 27; and the December will be judged on Christmas displays. There will be no Yard of the Month awards during Jan, Feb, Mar. during the winter season.
- Van Madden, Director of Welcome/Hospitality reported on new residents – 5 Welcome packets were distributed since April of 2018. The packets include the current deed restrictions, Bylaws, Contact info for the Board, HOA Website. and contact info for utilities and recycling.
- Marc Vasquez reported on the actions of the ACC director – has approved several applications.
 - He discussed the process for getting approval – must follow the guidelines of the deed restrictions and residents can call him for an application; He will review the application and respond promptly. Soon the Application document will be on the website.
- Ron Walker was absent, and the Park report was presented by Marc. Many improvements have been made: Light replacements, the play areas were refurbished, old mulch removed and replaced, play areas treated for ants, covers put on electrical outlets. We're looking into new signage with park hours and some guidelines. (No vehicles beyond parking area).
 - Scott Glander suggested higher mulch be added.
 - Christie Fox discussed vandalism and drug activity going on at the park. She suggested building a fence with lock to prevent non-residents from using the park and she questioned who has ownership of the park (White Oak Developers has the deed). – she questioned why we pay all the expenses if Section II doesn't own it. (This agreement was made with White Oak Developers when Section II wanted build and equip the park with the understanding that when Section III was developed, they would have access to the park and share in the expenses. However, currently Section III has no interest in

sharing ownership of the park). A discussion with resident's present followed: Residents should call 911- the constable/sheriff when they see vandalism happening. If the sheriff's department isn't aware of this activity, they don't know to patrol more frequently. Most members are not interested in fencing the park as they don't think it will be a deterrent. Ernest Lucas suggested putting some type of barriers (boulder type) to prevent ATV's from being able to enter. He also expressed we shouldn't deny use of the park as kids need somewhere to play. The Board will address her concerns and report back to members at our next meeting.

- Stop Sign at Bandera and Maverick Ranch. The members will have to vote that they want this before the county will do a study to see if one is feasible. No motion was made, and a vote was not taken.
- Speed Bumps were discussed – Speeding is excessive on Ranch Crest Drive. Board will investigate what can be done – more patrols; speed bumps; electronic sign from Sheriff displaying speed.
- Deed Restriction Update – Katrina has been in contact with Atty. Fowler and was assured he still wants our business – he was to review the restrictions and have them to her before the meeting on Oct 9th. Again, we've had no satisfactory or timely response. Reggie King and Nick Rosenberg suggested it's time to hire a new attorney and end our relationship with Atty Fowler. Marc & Van will research new Attorney options.

New Business

- Erosion of Culverts adjacent to resident properties. A resident on Del Rio has an erosion problem occurring on their property – The Board is trying to assist them in finding whose responsibility it is to prevent further erosion. The HOA isn't responsible and is trying to get them help from the county, the developer, or possibly the Army Corp of Engineers. The builder (Choice Homes) is no longer in Texas.
- Nathan discussed the responsibility of residents to maintain the culverts adjacent to their property so that the rain waters can get through the culverts and no backup occurs to cause erosion. Violation letters will be sent to those not keeping the culverts open.
- Liaison Volunteers – Van presented a plan to members to volunteer to be a Liaison for their street in helping the Board get information to their neighbors. This would be a huge help to the Board.
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Adjourn Meeting

- Meeting adjourned at 8:45 p.m.

Respectfully Submitted,

Marilyn Leffler, Secretary 2018-2019