

**RIVER PARK COUNTRY 2 / Ranch Crest SECTION II**  
**HOA Workshop Minutes**  
**August 13, 2019**

**Call to Order – 19:11 (7:11pm)**

- Call to Order by Van Madden
  - Present – Katrina Burgess, Jim Burgess, Christie Fox, Van Madden, Ron Walker (Proxy)
  - Guest – Martin Fox
  - Absent – Marc Vasquez

**Old Business**

- Secretary minutes from Workshop 07/02/19 – Van Madden
  - Distributes minutes; Upon reading, Katrina Burgess made motion to accept minutes; 2<sup>nd</sup> by Jim Burgess
- Reports:
  - Treasurer’s Report – Katrina Burgess
    - Distributed finance info; Bank balance is \$1 higher than previous month, No new residents
    - Christie Fox made the motion to accept report, 2<sup>nd</sup> by Van Madden
  - Webmaster – Jim Burgess
    - Reported all emails had been setup for the new board members except for Welcome (Christie) which will occur in the next few days once Jim / Christie can compare schedules; Marc needs to confirm his access to VP mail
    - Password for President email will be changed (resignation of Martha Lucas)
    - Van Madden motioned to accept report; 2<sup>nd</sup> by Christie Fox
  - Violations & Fees – Marc Vasquez (Absent)
    - The other board members were unaware of any new violations; Follow-up is needed to obtain insight to nominations for the July Yard of the Month
  - Architectural Control – Marc Vasquez (Absent)
    - Van shared that the 2 construction projects she had noticed on morning walks had been submitted / approved by Marc
  - Welcome/Hospitality – Christie Fox; No activity
  - Hope Park – Ron, Jim, Van
    - Repairs – Ron Walker (No Update / Report)
    - Concrete Culvert – Jim Burgess (June/July Action Item) – the county replied preventive changes were out of their scope / guidance
    - Vandalism – Van Madden (July activity)
      - Distributed recap of 2 police reports / feedback
      - The police is encouraging everyone to be vigilant, and to take action when they notice an issue; For active disturbances, call 911; For after the fact, call the Sheriff Non-Emergency number
      - Christie mentioned that Billye has been daily cleaning the park of glass, and other dangerous materials and asked if the board would be willing to note her activity with a monetary gift card; While everyone agreed / appreciated Billye’s action, the request was denied as it would be a precedent for other Homeowners; Everyone agreed with this decision
    - Katrina Burgess motioned to accept the report; 2<sup>nd</sup> by Jim Burgess

- Park / Deed Transfer of Title / Next Steps – Van Madden / HOA Lawyer
  - Distributed report of activity; Current outlook is White Oak Developers is willing to transfer the title for HOPE park to Section 2, IF we also accept the Detention pond; No requests to work with Section 3 or 4 included in this request; Christie Fox shared that White Oak Developer currently has multiple lawsuits with Section 3 & 4 which may explain the above offer
  - Before a decision can be made to accept White Oak Developer’s offer, research is needed regarding the required maintenance, liabilities and other unknowns associated with the detention pond; Martin volunteered to contact a friend who may be able to assist; Christie shared that Marc had previously researched this topic; Follow-up actions may require the following specialists
    - Land Surveyors with Depth, Dip
    - Civil Engineer for assessment of the area
  - All agreed that more information was needed; Discussion was tabled until Martin, Marc could share their findings and Van could confirm the exact location with the HOA lawyer

### **New Business**

- Resignation of President (Martha Lucas), Designation of New President
  - Jim Burgess volunteered to fill this position for the remaining of the term; All present agreed
  - Actions to update bank, etc will occur over the next weeks
- Deed Update
  - Marc had submitted a request to return to the updating of the current Deed Restrictions / By-Laws; It was suggested the 1<sup>st</sup> pass of items to change be assigned to Marc for his review and presentation to the board at the next workshop; The current deed restrictions are on the website and Jim will send the latest ‘red’ line version for Marc’s feedback. All present agreed.
- Saturday in the Park – Sept 14 – Christie Fox
  - Christie shared with her current health situation, she would not be able to assist with the proposed September date and suggested it be rescheduled as a Halloween Trick or Truck; All present agreed.
- Newsletter – Van Madden
  - The next newsletter will be created / distributed in August / Sept; Everyone was asked to share thoughts on what to include; Suggested topics include
    - President Message
    - Welcome to new residents (Family Surname without address)
    - Recognition of previous Yard of the Month winners (Family Surname without address)
    - Website (structure, functions, feedback form)
    - Warning of dry conditions (recent fire (8/11) on FM 1774 caused by a trailer / blown tire)
    - Upcoming date for Trailers / Boats / RV to be returned to out of sight locations
    - Upcoming Semi-Annual meeting (Oct 8<sup>th</sup>) / Location (Melton Community Center); Van had already contacted Montgomery County for reserving the Melton location

### **Key Dates**

- Sep 10<sup>th</sup> – HOA Workshop
- Oct 1<sup>st</sup> – HOA Workshop
- Oct 8<sup>th</sup> – Semi Annual Meeting
- Oct TBD – Christie Fox will propose date at next Workshop

**Adjourned Meeting** at 20:44 (8:44pm) – motioned by Van Madden; 2<sup>nd</sup> by Jim Burgess