

RIVER PARK COUNTRY SECTION II
HOA Board Workshop
June 04, 2019

Call to Order

- Call to Order by President, Martha Lucas at 19:08 (7:08pm)
 - In attendance - Martha Lucas (Pres), Marc Vasquez (VP & ACC), Van Madden (Sec), Katrina Burgess (Treas), Ron Walker (Park), Christie Fox (Welcome), Jim Burgess (Web)

Action Items before/on July 2nd

- ACC Violation – Marc Vasquez – Follow-up on 2 violations (Trailer, loose chicken) on Del Rio Trail W
- VP / Yard of the Month – Marc Vasquez - Share June Yard of the Month nominations with board
- Welcome / Hospitality – Christie Fox – Deliver Reminder letter, Create Suggestion Box, Talk to attendees for volunteers & Ideas for future events
- Park – Jim Burgess – Contact Constable / Commissioner concerning concrete culverts for Park Entrance
- Park – Van Madden – Follow-up with investigating officer on Park Vandalism
- Web – Jim Burgess – Add a Suggestion box to the HOA Website
- Treasurer – Katrina Burgess – Order supplies for June 22nd event, Paper/Ink
- Deed (Park) – Martha Lucas – Distribute General & Special Warranty Deeds, KABOOM /Snapple agreement, Obtain ETA on White Oak Developers response, then follow-up accordingly
- Deed (Park) – Van Madden – research previous HOA records for details of KABOOM/Snapple agreement

Old Business

- Minutes – Van Madden
 - Previous minutes (May 14) were distributed, reviewed and approved as written
 - Ron Walker made the motion to accept the minutes; 2nd by Marc Vasquez
- Newsletter – Van Madden
 - The May Communicator has received positive feedback from membership. Van raised the question of cost (having copies made at PostNet vs printing on personal printer). Katrina offered to provide ink cartridges/paper for next newsletter for comparison.
- Treasurer report with info for the last 3 months was distributed, reviewed and approved as written
 - Status of Dues – 61 paid (22 via new online option), 4 on payment plans, 71 unpaid
 - Current balance \$62,040.06
 - No new residents, 4 pending
 - Van Madden made the motion to accept; 2nd by Marc Vasquez
- Deed Violations / Yard of the Month / ACC – Marc Vasquez
 - Shared that the repeat offending Trailer on Bandera Trail had been moved; Recent ride-around showed no new concerns
 - Martha shared a repeat offender (Trailer, loose poultry) on Del Rio Trl W; Marc will follow-up
 - Katrina asked for help placing the Yard of the Month sign; Van volunteered to deliver the sign as well as the gift card
 - Christie Fox made the motion to accept; 2nd by Katrina Burgess
- Welcome / Hospitality – Christie Fox
 - Shared insight for upcoming event at Park (June 22nd, 6-7pm), planning meeting with Angela Seal and delivery of reminder letters
 - Katrina will order machine and supplies next week
 - Suggestion to post event on HOA Facebook page to improve turnout

- Chair – Christie Fox, Volunteering members - Marc Vasquez, Ron Walker, Jim Burgess, Angela Seal
 - Marc Vasquez made the motion to accept; 2nd by Jim Burgess
- Web – Jim Burgess
 - New officer setup was completed as part of the meeting for President, Secretary; Prior VP asked for a week to review the emails prior to changing access to new VP; Christie left meeting without setting up Welcome access but Jim will follow-up with her before next meeting
 - Jim will setup Martha and Van as contributors and provide a quick training session
 - Katrina made the motion to accept; 2nd by Marc Vasquez
- Park – Ronald Walker
 - Van reported recent vandalism (electric outlets, pavilion lights, table, stolen grill, moved rocks) to constable/commission offices prior to Labor Day and followed up the Tuesday afterwards; Investing detectives have been assigned; Christie is trying to obtain possible photos from neighbors but due to their illness, this has been delayed
 - All agreed in the temporary removal of the pavilion lights for safety reasons
 - Katrina Burgess made the motion to accept the updates; 2nd by Marc Vasquez
- Deed for Park – Martha Lucas
 - On the last follow-up with White Oak Developer / Ruth King, it was shared that Ronny Dark would be assuming the role for either Bill Dark (President) & Jerry Hayley (VP) of White Oak Developers. Ronny Dark has asked for time to review the situation before making any changes, thus declining a face-to-face at the moment. Ruth King also requested any paperwork we had concerning their previous offers to provide us the park. Van provided the drafted but not filed / executed deeds between White Oak Developers and Section Two, Three and Four to Martha at the meeting. At Ron's suggestion, a copy for the KABOOM/Snapple agreement will also be shared. Upon delivery of these documents, Martha will also ask for an update in 2 weeks.
 - The HOA lawyer confirmed the 1st action was to transfer the deed with the 2nd action being to re-plat the park as Section 2, not vice versa, as previously thought by the board; They also recommended the HOA to pay the liability insurance
 - Marc Vasquez made the motion to accept these updates; 2nd by Jim Burgess

New Business

- Late Fees – Katrina Burgess
 - Katrina explained the current process for addressing those who were late or behind in payments
 - Setup payment plan – as long as the resident had paid the dues for the current year and were making payments on the agreed upon plan, no additional late fees would be assessed
 - Delinquent dues – Upon selling or re-finance, paying late dues and fines were a required item at Closing. Thus far, we have received all overdue amounts
 - Intervention by Lawyer / Collection Agents could generate additional payments but the expense would exceed the return in most cases
 - Members voted unanimously to enforce the late fees for 2012-2019
 - Van Madden made the motion to accept this decision; 2nd by Jim Burgess
- Park – Ron Walker
 - Ron and Van met with Mr Garcia for estimate of repairs (\$2500) which also included proactive culvert work, as people still seem to be cutting the corner; Jim suggested the inclusion of the constable/commissioner for culvert work and will handle the follow-up by the end of next week.
 - All were in agreement that the repair cost was too high for continual repair and will be discussed again following feedback from the investigating detective; Brief discussion on obtaining the photos from neighbor, purchasing / installing cameras for monitoring and discussing the location of these cameras with neighbors near the park; Additional info is needed (bandwidth, monitoring, expense);

Mock cameras were also suggested; Following the meeting, Ron and Marc removed the bicycle tire from the pavilion roof

- Jim Burgess made the motion to accept this decision; 2nd by Katrina Burgess
- Deed / Park – Martha Lucas
 - Key Points
 - All of the park is deeded to White Oak Developers and platted as a part of Section 3 subdivision
 - Front portion is dedicated to Section 2 who is currently also maintaining it
 - Back portion is dedicated to Section 3 & 4 who has voiced the desire to give this to Section 2
 - There is a written agreement between Section 2 and KABOOM/Snapple to provide liability insurance and maintenance of the Park equipment
 - Contributions from 64 companies / individuals in addition to the grant re-built the park following the 2011 fire (Noted on Sign at Park)
 - A passionate discussion covered a variety of topics, including requests for more timely feedback from White Oaks, additional involvement of other board members and raised the following unanswered questions
 - How long of paying insurance, taxes, repairs and general maintenance is required to gain ownership of property?
 - What funds are still viable for refund if the park equipment is removed?
 - Is there a paper trail documenting Sections 3 & 4 decision to transfer their interest in Park to Section 2? And does it include Board only or General membership too?
 - The discussion was tabled until the next meeting to allow time to review the KABOOM agreement, obtain feedback from the HOA lawyer, and White Oak Developers.
 - Marc Vasquez made the motion to accept this decision; 2nd by Jim Burgess
 - Next Workshop - Martha Lucas
 - Everyone reviewed their calendars and agreed that July 2nd, 7pm, was a good date for the next Workshop. Updates on all active items would be expected at this time. A recap of these are listed at the beginning of the June minutes for ease of reference.

Adjourn Meeting @ 20:33 (8:33pm) via a motion from Ron Walker, 2nd by Van Madden