

River Park Country Section 2

Biannual Meeting for River Park Country HOA Section 2

October 5, 2021, at 1900 hours
Melton Street Community Center

Board Members in attendance:

President Marc Vasquez
V. President Martin Fox
ACC Blue Stalder
Secretary Christie Fox

9 households in attendance in person and on Zoom

- Meeting called to order at 1903

- Marc Vasquez reads April 2021 minutes
Minutes accepted by Martin Fox and Bleu Stalder

- Treasure Report given by Marc Vasquez
April 2021: balance: \$77,062.78
October 2021: balance: \$91,757.95
Bulk expenses are park maintenance, electricity, and insurance.
Yearly insurance for Hope Park/ HOA is \$1800 and \$500 per year for detention pond area.

Financial information is always available to residents upon request.

- Park report given by Marc Vasquez
Marc Vasquez has secured RPC2's ownership of Hope Park, Detention Pond area of 5+ acres, and the access road to the detention pond area. Detention pond area is located behind Canyon Ranch Circle.
RPC sections 3 and 4 declined to respond to RPC2's lawyer about co-ownership of Hope Park.

- New Business

Use of Detention Area TBD

Marc Vasquez mentions that ownership of detention area gives PRC2 control over what is done to the area and to insure it isn't developed into structures that could cause issue with drainage in Section 2. Yearly estimated taxes for the recently acquired detention pond area is \$3.

Marc Vasquez asks for volunteers from RPC2 community for HOA board and committees.

We need the help of everyone in our community for it to run smoothly. Marc Vasquez asks for residents to reach out to the board with any issues.

- Floor open

- Resident asked if Resident stickers are needed during Texas Renaissance Festival traffic for 2021. At this time it does not appear to be needed. The overpass seems to be helping mitigate TRF traffic issues.

- Resident asked what is the purpose of traffic lights at the end of Ruel and FM 1774. Board does not know. The board has no control over that issue.

- Resident asked if there are any plans for the back lot of Hope Park. That is to be determined at a later time. RPC2 has sole control over both lots of Hope Park. RPC sections 3 and 4 have voiced no interest in a partnership, but RPC2 is open to the possibility at a later time.

- Resident asked if RPC2 could look into hiring private security to patrol, such as off duty law enforcement. Marc Vasquez said the board is open to the possibility if any residents want to collect bids. Marc Vasquez

asked any residents to forward bids to the board. Marc Vasquez mentioned inquiring if RPC Section 3 and 4 may want to partner with Section 2 to share the possible costs associated with private security.

-Resident asked about a specific address the resident has contacted the board previously about. Martin Fox stated he has made three attempts to contact the resident. Marc Vasquez said the first course of action is to contact the property owner. If the issues continues, the HOA could contact the HOA lawyer.

-Resident states that all residents need to be involved in monitoring the neighborhood to avoid hiring a private firm to operate RPC2 HOA which could result in higher costs for everyone.

-Resident asked what happens to households that do not pay dues or fines. The HOA collects all unpaid dues and fees when a house changes ownership.

● Marc Vasquez moves to close meeting at 1945. Motion accepted by all in attendance