

River Park Country II HOA Board

8/1/23

Members in attendance:

Marc Vasquez, Mark sellers, Martin Fox, Christie Fox

Legal

- MV confirms PDF of updated bylaws were received by board members in attendance
- *Board member vote to update bylaws (Marc Vasquez, Mark Sellers, Martin Fox, and Christie Fox)
- Per attorney Fowler
 - ACC is NOT a board member
 - ACC should be a committee, until a committee can be formed, current members of HOA board will act as an ACC committee
- $\frac{3}{4}$ have yet to sign park agreement
- $\frac{3}{4}$ have shared park expenses
- Deed restrictions need to be updated, $\frac{2}{3}$ homeowners must vote 'yes' for deed restrictions to be legally updated
- River Park Country II is designated by the state of Texas as a legal HOA
 - List of designated HOAs can be found at [HOA Texas Gov](#)
- River Park Country II is a registered 501 C organization
- ❖ Mark Vasques proposes hiring a firm to go door to door to collect votes for deed restriction updates
 - Board votes on proposal to hire a firm to collect votes for deed restriction update (Marc Vasquez, Mark Sellers, Martin Fox, and Christie Fox vote 'yes')

Financial

- Bank statement available upon request to homeowners
- More funds being spent than collected
 - Several large maintenance project were completed (Mulch and detention area maintenance)
- Marc Vasquez proposes exploring taking payments for delinquent yearly HOA Dues
 - All delinquent dues/ fines will be collected when a property is sold to help mitigate any cost associated with hiring collection firms and having the lawyer send letters
- Martin Fox explains previous actions taken to assist delinquent homeowners in paying delinquent dues/ fines
- Discussed with the consulting lawyer about legal aspects of dues/ fines

Resident Concerns/ violations

- Resident reached out to board about neighbor displaying Confederate flag
 - Christie Fox contacted constable to inquire about any local ordinances regarding the display of the Confederate flag, there are none per the constable office
 - Christie fox researched state law. In Texas, law prohibits the display of the Confederate flag on State property, there are no restrictions for private property
 - Display of the Confederate flag is protected by the first amendment
- Resident reached out with a complaints regarding a house on Ranch Circle such as:
 - Barrel of oil by the garage
 - Trashed yard
 - Clutter actively accumulating
 - Visible chicken coop
 - The homeowner's son has made the comment, "I am decreasing the home value in the neighborhood."
 - Proposal: send a letter to the homeowner at Ranch Circle
- Letter to be sent to the house with a pool in the front yard
- Current process for violation letters:
 - 1st letter is a 30-day warning
 - After 30 days: Fines can be given and the board can discuss possible action to mitigate the situation
 - Letters for violation must be certified
- Research and possibly set up an account for RPCII at ups location: 18640 Fm 1488 77355
 - This will allow access to all board members to send violation letters
 - Mail service officially set up for RPCII HOA

Other

- Research and update deed restrictions to reflect current state law regarding chickens
 - Update deed restrictions to reflect placement of coops per law
- HOA liability and park insurance TAPCO
 - \$2958.88 for 12 month policy
 - Must remember to renew by 8/16/24
 - Information and receipt sent to Lanita Smith and Marc Vasquez

Meeting closed: 18:50 8/1/23