

BOARD OF DIRECTORS MEETING

April 11, 2019

AGENDA

7:00 PM	CALL TO ORDER	Jeff Stief, President
7:01 PM	Introductions of Board Members and Property Manager, as needed	Jeff Stief, President and others attending
7:05 PM	Introductions of Additional Attendees, if needed	Others attending
7:08 PM	MINUTES (ACTION item) <ul style="list-style-type: none"> Review of Minutes from March 14th meeting. 	Secretary
7:10 PM	FINANCIAL REPORT <ul style="list-style-type: none"> Review End of Month report for October 2018 	David McCaffery
Time as follows	STANDING COMMITTEE ASSIGNMENTS <ul style="list-style-type: none"> Plans, Zoning and Restrictions Committee Bylaws/Legal/Restriction- Email from Sam Shelton regarding the bylaw committee's findings. Builder Compliance Standards of Conduct 	Sam Shelton
	MAINTENANCE REPORT <ul style="list-style-type: none"> Review of February maintenance Shorty has requested that we add two more Waste Control trash cans due to the holiday and summer trash overflow. Di Hilgen will be hired to split duties with Shorty starting Monday April 15, with the hope that by the end of the summer she will take over all responsibilities. 	
	UNFINISHED BUSINESS <ul style="list-style-type: none"> Engineering report Table 3 	
	NEW BUSINESS <ul style="list-style-type: none"> Dianna-Financials and other documents request Ken Ballard with Lakecroft developers would like to attend the board meeting this month and discuss him buying the 3 acres on Old Spring Branch Rd. near the winery and putting 900 sq. ft rental cottages on the property. We may consider adding to the bylaws, that requests for financial records/information will be charged per page, plus any and all expenses related to request, such as CPA fees and property manager's time. Gary De Lallo-wants variance for new shed. Do we want to pay FEMA again for flood insurance? 	
	EXECUTIVE SESSION (if needed); <i>Board Members only</i>	
	ADJOURNMENT	

NOTICES:

- 2017-18 Board of Directors Meeting Schedule:

Thurs. March 14, 2019		
Thurs. April 11, 2019		

Thurs. May 9, 2019		
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All meetings are held at the RPOA office and begin at 7:00 PM unless posted otherwise.

-----Original Message-----

From: Sam Shelton [<mailto:swshelton@earthlink.net>]

Sent: Monday, April 8, 2019 12:44 PM

To: RPOA

Subject: Problems with Draft By-laws

The by-law committee has experience a problem writing the sections on Budget and use of recreation areas.

1. It appear that the Association is not properly categorized as a 501(c)(3) tax exempt organization since it restricts access to its recreation area. It should be categorized as a different type of organization which may have tax consequences.
2. The automatic transfer of excess dues collected to a "reserve fund" appears to violate IRS Ruling 70-604. Fund should either be rolled over into the same account or returned to the members. In addition the membership needs to make annual election under Revenue Ruling 70-604 on how the funds will be handled.

To complete our revision of the bylaws we need a legal ruling on both issues.