

Board Meeting

4 DECEMBER 2023 / 5:00 PM

ATTENDEES

Kelly Baudat, Crystal Dietert, LaRae Nelson, Linda Alves, and Larry Hope

NOTES

- Introduction of Vice President, Larry Hope
 - Red Robin Fencing booked to start fence repair by Dec 18. 50% deposit placed. Painter to start in January – bleach, power wash, scrape, prime and paint with quality products. Metal post protectors will be self-installed by Board Members.
 - Facebook – LaRae and Crystal are administrators. Important to maintain private membership to residents only – for any group requests to join, LaRae just asks for an address before approval.
 - Riverwood Ln – 911 Address Change protest – Nov 30 meeting with Waller County went well and work continues with guarded optimism.
 - Emails / texts are easily misconstrued. All agreed to discuss items at meetings moving forward ... or, reach out to anyone to discuss / clarify directly.
 - Deed Restrictions / Amendments – previously discussed that a committee be formed for review / proposed changes, then submit recommendations to the Board for review, then to Lawyer for legal check. Then – vote by all owners at the next Annual Meeting. Former VP did make a list for review. Next? Agreed to table subject for now and re-address at our next meeting.
 - Emails/phone numbers for all Owners to increase communications capability: emails for RPOA Board use only for occasional communication and accounting purposes only. Will not be published in a Directory.
- CAPTAINS: Marcia Franz – Windmill, Larry Hope – Pin Oak (new), Linda

Alves – Riverwood. LA will update the Master file and send it to LH to help with Pin Oak completion as best as possible.

- CD researched & shared contact info for [REDACTED] @ 24 & 26 Riverwood Ln. Thank you!

- Registration desk @ next Annual Meeting. Per By-Laws, dues current = vote. Not paid = no vote. (enforce By-Laws). Will address best tactics closer to the meeting date.
- Board Compensation per By-Laws. Keep for 2024. LN commented that we can't pick and choose what to follow and what to not follow until properly amended. At the rate we are working, we are maybe being compensated for \$0.01 per hour – (kidding but not kidding).
- Billing process – lien for past dues / non-payment. Three mailings have been completed. Fourth by certified mail this month. Then positioned for lien process. No liens are currently in place for any lots.
- Re: By-Laws – Membership optional with HOA? HOW? Does the language need to be amended here? LN commented that like the TX Administrative Code, Chapter 209 – perhaps there are some overarching TX Laws in place for HOA's. More research is definitely required here. Maybe we don't have to worry about language in By-Laws so much as there is something above this level that covers the big topics.
- 51 Windmill – Modular Home request. Per KB, replied NO after checking with legal. CD completely agrees that we do not want to even entertain the allowance of modular homes in Riverwood whatsoever. Possible need to tighten language in Deed Restrictions most definitely – Manufactured or Modular or Mobile not allowed!
 - Add submit plans for approval, etc? Will need to check other HOA / HOA specific lawyers. LH commented that HOA Lawyer might be best to check first? We all need to research and discuss next steps in the January meeting to sort out. Should we just focus on the glaringly “unclear” deed restrictions first and foremost? I.e. present the top 2 or 3 in the next Annual Meeting for vote?
- Tree Trimming – per KB, one tree service has quoted 98 trees @ \$3800. 40 trees Pin Oak, 11 Windmill and 19 Riverwood + Jozwiak. Kelly will get an additional quote for comparison as a baseline – Sticks or Tree Monkey. Important to make sure that service is Insured & Bonded too, per LN.
- Spring Clean-Up: Dumpster rental / pick-up service at RPOA expense.

- Per LN, it is important to keep in mind how the RPOA helps residents beyond entrances and ditch mowing along FM 1887. What value do/can we offer our residents?
- Treasurer's Report: 16 owners not paid to date = \$4k. Fourth notice will go out Certified Mail this month. LA will be helping LN with 2024 invoicing, target date of January 31. New Riverwood template will have invoice #, prior balance if applicable, etc. LN asked for permission to meet with CPA @ \$100/hour @ three hours maximum. All Board members approved. Important to file Form 990 to start getting us in compliance again. We'll see what happens once filed ...
- CD - multiple docs found for Riverwood Estates - how do you tell the difference between them? Recall docs were sent to Lawyer, Rowdy Haack in early October prior to our conference call. One of the key questions surrounding the 911 Addressing Change Protest was whether Riverwood Ln could / could not be split from Pin Oak / Windmill IF a deed restriction needed to be amended. (see Haack Law Firm notes dated 3 Oct 2023). LA said that the easiest way to tell is by the acreage in Paragraph 1 on any document. Riverwood Lane = Riverwood I @ "... said 108.1992 acre parcel of land...". Pin Oak & Windmill = Riverwood II Addition @ "...being 196.87 acres of land..".
- Next meeting? KB will touch base with all later. Monday evenings seem to be most convenient for all.