

Board Meeting

11 MARCH 2024 / 5:00 PM

ATTENDEES

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

NOTES

- **RPOA phone number:** Discovered HOA phone number on real estate listings a requirement – and title companies must be able to speak with a person to request information.
 - While LA has been handling all requests for statements of account/resale certificates, it's not okay to use her personal cell phone number for any external RPOA business for privacy and security considerations. Instead, for the main HOA phone number, set up a Google Voice number with call forwarding to other members?
 - During our board meeting, Google Voice alternative was discussed. Call forwarding is capable for up to six numbers.
 - CD agreed to use her cell number as HOA phone number since it is heavily, externally published already for real estate.
- **Resale fees & transfer fees:** KB cited an article breaking down differences between the two fees. Resale certificate provides additional protection from lawsuits. No negatives in requiring. LA confirmed transfer fees are related to changes required for any HOA's common areas i.e. pool, gate codes / access, etc. (which we have none). Raising rates on both discussed. Paying for the completion of resale certificates discussed (as it is time consuming work but probably not within Bylaws).
 - LN mentioned that several title company checks going back to 2015 were found in unopened envelopes from previous Board's handover. Title companies had long closed escrow when inquired and checks were null and void.
 - Stet for both fees for 2024. Consider raising fees for 2025.

- **Treasurer's report: LN**
 - 2024 dues YTD = 60% paid within six weeks
 - Form 1120-H is HOA specific with 23 pages of instructions. CPA firm to complete @ \$100/hour. Filing due 4-15-24.
 - Cantrell & Cantrell quoted an additional \$1k (\$1200 paid to date).
- **LA recommended the RPOA pursue additional clarifications and understanding with an HOA Lawyer before any tax filings. Lots of questions remain. An extra couple weeks to fully understand the extent of the RPOAs non-compliance, may be prudent. (LA distributed Summary, NonProfitFacts.com, laws & HOA Lawyer questions)**
 - **Vote: Does the Board view addressing only tax compliance immediately imperative?**
 - Yes: KB, LN, CD & LH / No: LA - Majority vote: Let's just fix tax filing now and move on
- **HOA Lawyer: LH researched and provided a list of ten HOA Law firms. One consultation quote received from the Weaver Law Firm - 1 hour @ \$700.**
 - LH distributed copies of Texas Property Code, Chapter 207 and 209
 - LH shared *Texas Homeowners Association Law* textbook on Amazon
 - Also ref email to all from LA on Dec 5
 - Additional HOA lawyer research and quotes needed. Start list of questions.
- **Should we work toward outsourcing RPOA future business? HOA management company?**
- **Picnic: April 20th - March 15 planned announcement**
- **Fence project is underway.**
 - LA inquired if owners would be notified by RPOA that paint crew will be on their property? Owners with animals may need to make arrangements.
 - KB advised that painters were supposed to notify the affected owners - but, KB will also follow-up directly with owners.
 - LN confirmed first draw for painters completed
- **Tree trimming: Road & Bridge will be contacted starting April 15. CD to post TxDOT regulation & reiterate deadline on FB page.**
- **Next meeting? TBD**