

Board Meeting

25 SEPTEMBER 2023 / 9:00 AM

ATTENDEES

Kelly Baudat, Crystal Dietert, Greg Hurst, LaRae Nelson and Linda Alves

NOTES

- **Bank signing:** Kelly Baudat (on account but title change) & Greg Hurst (added to account) need to go to bank to be signer's on account (LaRae is already on account). Bank: Prosperity Hempstead
- **QuickBooks**
 - Is this the document we will use to keep an accurate account of the property owners in the neighborhood?
 - 147 lots with multiple lot owners. There is a customer list in QB not sure about accuracy. Use the Waller County Appraisal District list as a baseline ?? ...
 - Excel file already proofed and started with WCAD info for the 9-1-1 Addressing issue. Linda Alves will get editable Excel files from John Erwin to add contact information
 - Where are we with QuickBooks and does LaRae need any help?
 - Greg Hurst will support LaRae
 - Will we be sending out bills via email? Do we need to get everyone's email?
 - Status of current dues?
 - When will your bill for 2024 go out?

- LaRae sorting out prior info and boxes. RPOA Laptop is terribly old, takes forever to boot-up. Probably best to just go with QB online using her personal computer for a fresh start.
- Annual Meeting notes: They need emailed out to membership: do we want to email out all notes? Are we going to start using RPOA email?
- Meeting with Pastor Brandt: suggest Greg, Crystal and Kelly if able. Discussion and donation.
 - TBD, maybe Friday? / Pastor Brandt @ First Baptist Church, Hempstead for our Annual Meeting site. Donation of \$100
- FYI – flags are stored at Pam Sciba’s and she took on putting them out for us and storing
 - Flags displayed for Holidays. Crystal mentioned that some holiday decorations would be nice to add too
- Picnic: Kimberly and Steve Harrelson will lead the group. As a group do we want to donate money? Yes, of course. RPOA could donate main course / brisket, hamburgers / hot dogs.
- Lighted sign on north side of Pin Oak is out (need to investigate)
 - Kelly to check with Larry Hope to see if he could troubleshoot
- Fence: need a bid to replace the posts: paint bid is in.
 - Kelly has paint bid of \$12k. KB will mark posts / boards that need replacement & seek three bids for repair work.
- Lawyer needed:
 - Joe Beasley, RPOA old lawyer. Need another – will check with CPA Roy Weisner who may know of someone for referral ... ?
 - Process for dues collection moving forward (discussion for process)
 - 1st – email out original notice with due date
 - 2nd – email second notice one month later with past due date

- LaRae should be able to send out 2nd notices shortly
 - 3rd - mail 3rd notice with past due date
 - 4th - Lawyer sends?
 - Legalities of our By-Laws (Board) / deed restrictions (property owners)
 - What is enforceable? Do we want to add anything?
- 9-1-1 Addressing Issue on Riverwood Lane
 - Clarify solutions that would be reasonable
 - Discussion of adding that lots cannot be split
 - Are Riverwood Section I and II bound together?
 - Needs clarification with new lawyer

Miscellaneous items:

Newsletter: Annual Meeting notes then 1x quarter or 2x per year?

Tree Trimming - group discount / RPOA coordination in Jan / Feb

Add a Clean-up / heavy trash day with dumpster rentals x 3 lanes?

Raymond BBQ catering?

LaRae is not sure if RPOA is in compliance or not with the 990 filing requirement.

Looking for Federal ID #

\$60 transfer fee HOA Names

\$75 resale fee

Checks ordered with new endorsement stamp