

Ranch Crest Sec III-IV April HOA Meeting

Call to Order: 6:27 PM

Roll Call

All board members present.

Crista Wriser – President

Jon Wierema – Vice President

Krysten Lerchbacker – Secretary

Tina Huffman – Treasurer

Shay Lywiski – Board Member

Lisa Goodwin – Alternate Board Member

Reading of minutes from previous HOA Meeting

Krysten Lerchbacker read minutes from previous HOA meeting and were accepted as written.

Office of the President, Crista Wriser

Introduction to Texas Disposal Systems to provide additional option for waste removal in the neighborhood. Texas Disposal Systems is currently serving the Old Hempstead area and their contact information will be provided on the HOA website. They perform background checks on all employees. The contact info for TDS will be at the end of the minutes. You may contact them for price info. The initial price quote, was for an exclusive contract with the neighborhood. They are going to try to honor the price that was quoted but that is a decision made by their head quarters.

Montgomery county has now accepted section 3 from the developer as of January 2019. Currently there is a request for speed limit signs to be 20 mph, a “No Outlet” sign to be posted. The county has ownership/access to 30 feet from the center of the road.

Additional police presence has been noted in the neighborhood in the last couple of weeks. Increased calling to the county regarding speeding, dangerous drivers, etc. will assist in patrol requests.

Office of the Vice President, Jon Wierema

Fee schedule for violations of deed restrictions was circulated. Violations discussed were overnight parking, and excessive constant noise. Request for investigation of violations should be sent to ranchcrestgrounds@gmail.com. It is helpful to send the address as well as photos.

Office of the Treasurer, Tina Huffman

Current status of dues NOT paid: 2017 – 7, 2018 – 28, and 2019 – 97. All homes that do not pay are in the escalation process. First notice with late fees have been sent. The next will be a formal notification that increases mailing costs to over \$6 per notice. The final step is to send unpaid accounts to the attorney. This has increased the expenses the budget has to spend towards attorney fees rather than the neighborhood. Copies of the budget with actual operating expenses were provided.

Office of Grounds and Services, Jon Wierema

See previous notes regarding fining fee for deed restriction violations. Additionally, section 3&4 have maintained insurance on the park, while section 2 has maintained the actual grounds.

Office of the Secretary, Krysten Lerchbacker

HOA was originally filed incorrectly with the state and has been corrected to assist in non-profit status and switching to Quickbooks will allow for online payments once the non-profit status is obtained. All new legal paperwork including fines and fees schedule and collections policy and meeting minutes have been added to the website. Please email rc34hoa@outlook.com if you have any questions.

Open Forum: All questions were answered about the on goings in the neighborhood.

Next Meeting Date: The next monthly Board meeting is scheduled for May 6, 2019 at 7:00 p.m.

7:30 p.m. Meeting adjourned.

SECRETARY'S CERTIFICATE

I certify that the foregoing is a true and correct copy of the minutes approved by the Board of Directors.

Krysten Lerchbacker, Secretary

Date