

Ranch Crest Sect. 3 & 4 Homeowners' Association

Meeting Agenda

August 30, 2025

MEETING CALLED TO ORDER AT 10:01 am.

ROLL CALL – Board Members

President, Angela Knee Hahn

Vice President, Mary Mims

Treasurer, Stephanie Livesay

Secretary, Jennifer Carpenter

Grounds, Jon Wierema (absent)

APPROVAL OF PREVIOUS MEETING MINUTES – Mark Mims motioned to approve, Angela Knee Hahn seconded it.

PRESIDENT UPDATE

- Park deed has been completed and Sections 3&4 split ownership (50/50) with Section 2.
- Deed to the entrance completed but not updated in MCAD yet.
- Charlie Riley's office is looking into the dead end at Lavaca Trail. It would be a safety issue if they tried to connect our subdivision to the new subdivision (estimated 5600 homes) at the dead end.
- No response from the developer building behind the neighborhood.
- All board reports and board member emails are available on the Ranch Crest 3&4 website at <https://ranchcrest34hoa.com/>.

GROUND'S UPDATE

- We've hired someone to maintain the entrance to the neighborhood.
- There were some concerns about erosion issues in the drainage ditches. If a property includes a drainage ditch within their property line, the homeowner is responsible. All others are handled by Storm Maintenance & Monitoring. If you have any issues, reach out to Jon and cc: Angela.

TREASURER UPDATE

- Current Balance is \$120,000 in the reserve account. \$132,099.18 in the main account.
- Financials were discussed and are available on the HOA website under "Forms and Information".

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- Of the 298 homes in the community, approximately 60 are currently past due on their HOA fees.
- Dues will not be reduced in the near future. While the budget remains strong, upcoming approved projects are expected, and current dues are already among the lowest in the area.
- All physical records are maintained in accordance with record retention schedules and are stored securely in a climate controlled facility.

COMMUNITY UPDATE

- In response to ongoing concerns about speeding in the neighborhood, the board obtained estimates for private security patrols. The cost ranged from \$65–\$75 per hour, totaling approximately \$65,000 annually, with a required minimum commitment. The board chose not to proceed due to the expense.
- Other options considered included flashing signs, speed bumps, and reporting speeders to the non-emergency number. Previous flashing signs were ineffective, and the county indicated speed bumps were not allowed on county-maintained roads. Angela will confirm county restrictions on speed bumps. The non-emergency number will be shared on the HOA website.

UNFINISHED BUSINESS

- We need volunteers for the Architectural Control Committee (ACC). Right now, Jon is the only member. If you are interested, submit your information to one of the board members.
- We need volunteers for the Park Committee. Right now, Joel is the only member. If you are interested, submit your information to one of the board members.
- Goals for the park include updates and equipment compliant with the Americans with Disabilities Act. We need an agreement on goals with Section 2 since we split the cost of park maintenance with them.
- The back of the park was cleared for a walking trail, with Section 2 agreeing to maintain the area once cleared. The trail has since become overgrown, and the board will contact Section 2 to confirm their maintenance schedule.
- Gate locks will be added to detention areas for safety purposes. Homeowners whose property includes a detention area will be given the code but must not share the code or leave the gate unlocked. Homeowners also recommended adding “No Trespassing” signs to the gates.

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- There are three (3) different sets of deed restrictions. Angela proposes to make one set, and this is the time for any changes to be made. Any recommendations for changes must be submitted by the October meeting by emailing Jennifer.

NEW BUSINESS

- CKM Property Management (CKM) has been hired to help with resale certificates, violation notices, and ACC requests. Bruce Deckerd (Bruce@CKM1.com) with CKM was available for questions. The homeowners at the meeting expressed overwhelming support for this decision.
- CKM will conduct drive-through inspections every 30 days. The ACC Coordinator at CKM will work with our ACC to ensure deed restrictions are consistently enforced.
- White Oak Development has offered to sell us the three vacant lots they still own for \$75,000. Angela recommended getting market comps before making an offer. The majority of homeowners expressed support for the board to move forward with making an offer to purchase the lots. A potential dog park, picnic area, or pocket parks were discussed for future use of the lots, subject to deed restrictions.

Angela called for a motion to approve the recommendation to make an offer on all three vacant lots. Stephanie made the motion to approve, and Mary seconded it. The motion carried.

- There have been complaints filed with the Sheriff's department about illegal dumping on one of the vacant lots. Reminder that there is no dumping permitted, and fines will be applied to any owners found dumping on another's property, regardless of whether it is vacant or occupied.
- Homeowners voiced concerns around the reliability and cost of the different trash service companies in the neighborhood. The board discussed the possibility of using a single trash company. While participation cannot be required, the board will contact local providers to explore potential neighborhood discount rates. Homeowners would still be responsible for choosing their provider and paying for their own service.
- Board elections are in October. Seats up for renewal are Treasurer, Grounds, and Board Member at Large. If you are interested, submit your information to one of the board members.
- Next board meeting will be on October 25, 2025 at Hope Park.

Angela motioned to adjourn the meeting at 11:23 am. Stephanie and Mary seconded it.