**RANCH CREST HOMEOWNERS ASSOCIATION SECTIONS III-IV**

**GENERAL MEMBERSHIP MEETING MINUTES – MARCH 03, 2017**

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Meeting was called to order 7:15 pm

88 MEMBERS plus guest speakers and 3 representatives from the Neighborhood watch attended  
Crista Wriser announced the resignation of Mike Murphy.

Crista has accepted the office of President  
Ray Eytcheson would remain Secretary Treasurer and hold a 2 year term as tenured board member. Dean Fauser of the ACC committee has accepted the position of Vice President until the August 2017 elections and may seek re-election at that time.

The current members of the ACC team Jude George and Ryan Landreneau

Key speakers were announced. In order of the agenda

Sipra Boyd, Counsel to the board of directors presented PowerPoint on the importance and responsibilities of an HOA with the need to compile and preserve information on hands and residents, obtain insurance for the community on common held grounds, comprise a budget, bill for those revenues, borrow funds as required, contract and maintain services and pay for them. Residents asked questions regarding their individual concerns against a developer or builder and Sipra quickly reminded the group that she represented the HOA Board as Legal Counsel and could not advise individual home owners on legal matters and maintain the professional propriety of her offices.

Charlie Riley was engaged by the audience immediately with main concerns on what condition the lands would have to be in, in order for County to accept them.

Members were told that the developer had a lot to fix and that the board would be able to go with them upon inspection to make sure resident’s concerns were approached. He asked the board to write a letter with the concerns of all residents with their yards and fences washing away and he would get another meeting with all of the right people and put pressure on developer to get things fixed. Crowd was informed that following request from the board Charlie would be able to adjust our speed limit to 20 for the protection of our residents, and that he would again furnish the sticker for traffic during Ren fest.   
  
Cherri Edwards announced her story of the park and how her and her students were able to raise money to rebuild it after the fires. Raising $118,000 through various activities and contributions to restore burned out equipment and grounds and naming the park HOPE PARK.

Lisa Goodwin came forward and announced the startup of the neighborhood watch. The Neighborhood watch guests were not called to speak, but were acknowledged by Pres. Crista and Treasurer Ray as being kind enough to attend and speak to whomever they could on behalf of the effort.

The community then went into open forum for discussion of topics of concern, such as budget, the park disposition, land erosion, speeding in the community, etc.

Speakers Charlie Riley and Counsel Sipra Boyd were able to explain a good many of the details as we had known them and verify that what the board had presented previously was indeed accurate. The County does not inspect home construction or the actual workings of the land preparation. The County approves the initial plan and then inspects when the development is finalized to assure compliance to the work plan. Surety bonds are held by the County to assure the developer complies with the plan and the County may seize those bonds to begin the necessary remedies if the developer does not comply.

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Charlie Riley also noted that the County does not own or maintain the street lights, but the HOA members do. He added, that he can assist us in road signage and speed limit signs and the President will send a letter to Mr. Riley in that regard.

Questions regarding ACC and Codes and Restrictions were raised and quite a long dialog on garbage cans not stored behind the front site line of the house. Revenues from fines were mentioned and the Treasurer reminded the community that bolstering your budget or reducing your costs with fines, is NOT reducing your community costs at all, but transferring more of the burden onto a neighbor with violations. This is a negative energy in the community and soon becomes neighbor against neighbor.

An HOA management company was mentioned and the Treasurer reminded the group that THEY still had to have an elected board of directors, who still develop the budget, make all decisions, do the Architectural Control and Codes Violations, set the penalties for same, call a minimal of one meeting per year, etc. That on occasion management companies or HOA’s actually employ individuals to cruise Neighborhoods seeking violations to bolster revenues for the community at the expense of their own neighbors.

Questions of costs were addressed as they came from our residents and the Treasurer arranged a gathering of all residents who had specific questions to sit with him as a group and walk through the actual budget creation process. Once the ONE TIME ONLY costs were identified and the group could discuss each item together, all concerns appeared to be resolved.

Questions regarding the anticipated dual ownership and liability of the park were addressed and the community came to realize that it is a delicate matter and our respective attorneys must handle the details of transfer from the developer.

Questions of could we give it to sections II? Sell our half interest to them?  The Treasurer noted and commended the efforts of resident Tim Waid to solicit community thoughts on that issue. Tim was not available to comment on that effort, but a new resident of our community Angelo Savarino on Wichita Trail agree to step up to the task as well and see if Tim and he could form small formal committee to address the question and advise the board of their findings.

The meeting adjourned for cleanup of the hall at approximately 9:00 PM

Our deepest gratitude to the guest speakers who offered valued information.

Prepared March 07, 2017 from Secretary and collective notes of the board.

RR Eytcheson

Secretary Treasurer