**RANCH CREST SEC. 3&4 HOME OWNERS ASSOCIATION**

  Board of Directors

Minutes of Regular Meeting

April 23, 2018

1.   **CALL TO ORDER**

    President Crista Wriser called the meeting to order at 7:00 p.m. at the West Montgomery County Community Center.

2.  **ROLL CALL**

      A.  Board Members

           Crista Wriser, President

           Paul Counts, Vice President

           Krysten Lerchbacker, Secretary

           Tina Huffman, Treasurer (absent)

           John Wierema, Director of Grounds and Services

       B.  Others Present

            Charlie Riley, County Commissioner

            Don Dean,

3.   **OPEN FORUM**

4.   **APPROVAL OF MINUTES**

     The minutes were not read due to the secretary not being present at the last meeting

5.   **FINANCIAL REPORT**

Since the Treasurer is out of town for work, and the financials are still being reviewed, they were not presented.

6.   **OPEN QUESTIONS WITH CHARLIE RILEY**

      A. Multiple questions were asked and answered about the drainage issues through out the neighborhood

      B. If you have a complaint about the water quality and cost, write your state representatives. They are:

I. Texas State Senators

- Senator Brandon Creighton

Phone Number: (512) 463 - 0104

Capitol Address: PO Box 12068, Capitol Station

Austin, TX 78711

- Senator Lois W. Kolkhorst

Phone Number: (512) 463 - 0118

Capitol Address: PO Box 12068, Capitol Station

Austin, TX 78711

II. Texas State Representative

- Representative Cecil Bell, Jr.

Capitol Phone: (512) 463 - 0650

Capitol Address: PO Box 2910

Austin, TX 78768

      C. Many questions were asked about traffic enforcement in the neighborhood, especially around school bus time. Because the neighborhood has not been accepted by the county, MCSO can patrol but can not issue citations. After the neighborhood has been accepted by the county, the speed limit will be reduced to 20 mph through the whole neighborhood.

     E. The county commissioners office has hired a MCSO officer to go where they tell him to. He will start patrolling the neighborhood around school bus time to help with the people going around the school bus with the red lights on.

7.  **UNFINISHED BUSINESS**

     A. ACC: With the change in board members, the new member in charge of the ACC has started doing drive by’s in the neighborhood. The door hangers are not going to be utilized any more. Violation letters will be starting to be sent out for violations. Pictures with date and time stamps will be included. If you have a complaint about another property in the neighborhood, please email [rc34hoa@outlook.com](mailto:rc34hoa@outlook.com) and include a picture if able to obtain one.

B. Park Vote: Due to not having a set date for the park being deeded to sections 2, 3 and 4, the park vote is going to be put on hold. When we have a better date, a vote will be retaken due to people moving in and out and votes changing.

8.   **NEW BUSINESS**

      A. Upcoming Board Elections: In the August board meeting, we will be having elections for 3 board positions.

      B. Possibility of in Section 3 & 4 Play Grounds: IF White Oak development is willing to gift the two empty lots, one in section 3 and one in section 4, to the neighborhood, we would look to see if there are any companies that would be willing to donate play ground and fencing equipment. We would have someone come in and test the ground quality to make sure it is stable enough for playground equipment to be on it.

9.  **NEXT MEETING DATE**. The next quarterly Board meeting is scheduled for Aug. 20, 2018 at 7:00 p.m. at the West Montgomery County Community Center.

**EXECUTIVE SESSION SUMMARY**

The Board met in Executive Session April 23, 2018 at 6:30 PM and took the following actions:

1.  ACC

     a.  Properties that have multiple or continuous violations were discussed and letters will be sent out to address the issues.

     b.  A message board sign was discussed and approved by all board members present to be purchased and put up on the start of Maverick Ranch Road East.

2.  Treasurer.

1. There will be a better update after all the financials are reviewed and verified by the new treasurer.
2. A change in HOA dues date was discussed and it was decided that it would be discussed with the residents in attendance at the meeting. The three options presented are
   1. Leave the dues as they are and have them due in January 1.
   2. Change to a July 1 due date and do a 1 year billing, a 6 month billing then back to 1 year billings from that point forward.
   3. Change to a July 1 due date and do an 18-month billing then back to 1 year billings.

3.  Grounds and Services.

     a.  The park vote will be put on hold due to no anticipated acquisition date for the drainage ditches, retention ponds, and park area.

     b.  A new mowing company was acquired at a cheaper rate and willing to start mowing the drainage ditches and retention ponds when they get deeded to the neighborhood.

4.  Secretary.

It was discussed if legally a phone line was required to have by the HOA. If not, it was discussed to no longer have a phone line and just use email as the official form of communication. The lawyer would be contacted to get a definitive answer.

8:45 p.m. Meeting adjourned.