

# **Ranch Crest Sect. 3 & 4 Homeowners' Association**

Board of Directors

Minutes of Board of Directors Meeting

May 4, 2024

## **CALL TO ORDER**

Treasurer Stephanie Livesay called the meeting to order at 9:06 a.m. on May 4, 2024, on Zoom.

## **ROLL CALL – Board Members**

President, Crista Wriser

Vice President, Jon Wierema

Treasurer, Stephanie Livesay

Secretary, Krystal Garrow - absent

Board of Director Member, Angela Knee-Hahn

Member at Large, Joel Hahn

## **Grounds Update**

Glenn (Storm Maintenance) still has not fixed the drainage to the areas needing it. Need to update the ACC guidelines and deed restrictions. Krystal will write a notification letting members know that we will be updating them this year and there will be a written vote to approve. We need to ask for updated e-mail addresses at that time for the members to send a DocuSign for signature if they cannot attend the meeting to vote. We can verify with Sipra regarding the legal documentation of the voting.

## **Violations Update**

There are several properties in section 4 that have RVs in their driveway. We need to get photos with addresses for Krystal to send letters.

Jon spoke with the homeowner (27038 Maverick Ranch Rd N) with the wall in the back and they will paint it the same color as the house and need to submit the paperwork. Krystal needs to send a letter of violation as it stands since there is no movement on what they need to do.

Ask Krystal to send biweekly letters to the house in the front of the neighborhood about mowing so the owner (not renter) can get it taken care of. Need address for the letters.

There is a semi (without trailer) that keeps getting parked in section 4. Crista knows who they are and told them a letter is coming. We need a picture and the address for Krystal to send the letter.

Joel will assist Jon with violation checks when he is in town. All violations will continue to get e-mailed to [rc34hoa@outlook.com](mailto:rc34hoa@outlook.com) for letters.

### **Park Update**

There are several pieces of equipment that require replacement. We have agreed that we need to replace or repair the seesaw (Angela has a contact in Giddings, TX and will forward the information to Stephanie). All but Jon approved of a gaga ball pit to be installed and a toddler area to be created. Stephanie will investigate toddler equipment and installation and get with Section 2 (Marc) for approval of splitting costs. Joel would also like to see a pickle ball court put in. All but Jon also approved of a walking trail and getting the back of the property cleaned up.

Joel is going to look at the basketball court and lighting to see what we can do to light the area. Stephanie is going to keep researching security for the park.

All expenses must be approved by section 2 before any movement can be made.

### **Financial Update**

The account is sitting at \$248,260.62. Adding credit cards has been successful with many of the members paying online for current and past due accounts. If all 298 homes pay by credit card, it is less than \$1000 in fees and well worth the tradeoff. Stephanie will add a payment link for resale certificates.

The 2024 V2 budget has been approved and is attached to this meeting. The Maintenance and Repairs on the budget is inflated this year to cover park upgrades and drainage repairs. This value is a very rough estimate at this time. The operating expenses are expected to return to "normal" again in 2025.

The meeting was closed at 9:33 a.m. by Stephanie Livesay.

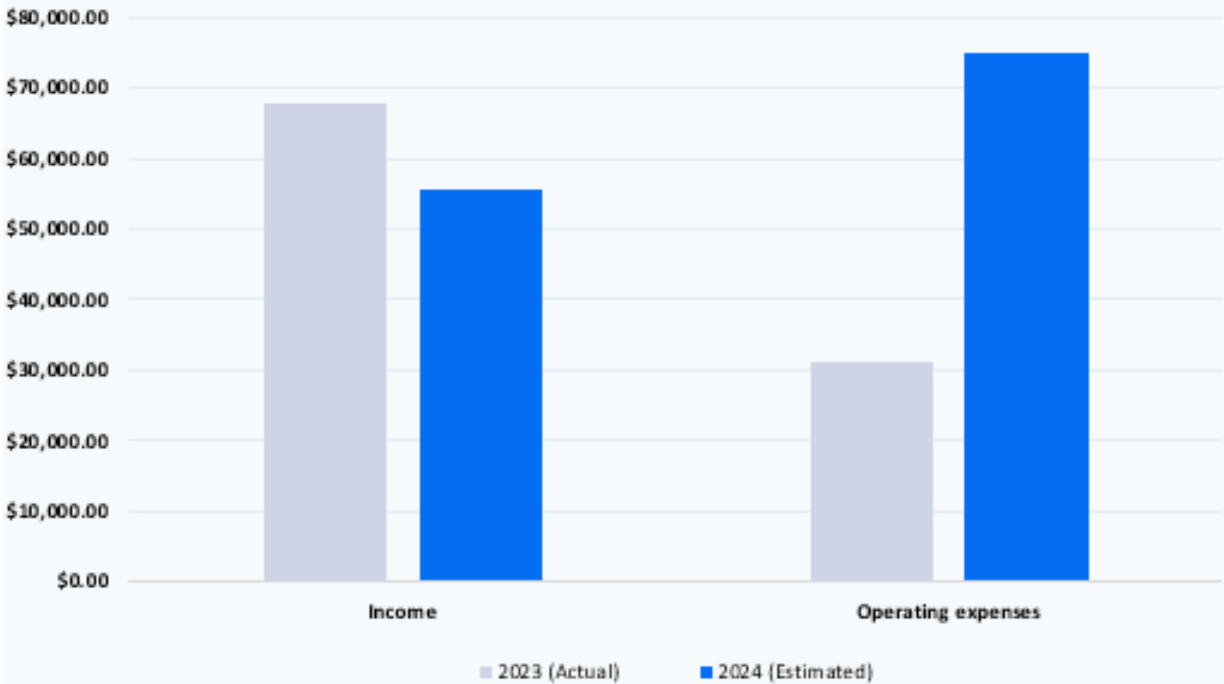
# 2024 Budget Summary

Date: 05/04/2024

Ranch Crest  
Sect. 3 & 4  
HOA

Budget area	2023 (Actual)	2024 (Estimated)	Difference
Income	\$67,689.14	\$55,750.00	\$11,939.14
Operating expenses	\$31,230.37	\$75,150.00	\$43,919.63
Balance (income minus expenses)	\$36,458.77	\$19,400.00	\$55,858.77

## Budget overview



# Income

Date: 05/04/2024

Income	2023 (Actual)	2024 (Estimated)
Dues/Late Fees	\$58,322.00	\$52,150.00
Other Fees (transfer, refinance, legal, etc.)	\$9,367.14	\$3,600.00

# Operating expenses

Date: 05/04/2024

Expenses	2023 (Actual)	2024 (Estimated)
Advertising	\$226.49	\$300.00
Computer & Internet	\$602.48	\$800.00
Insurance	\$4,545.00	\$5,100.00
Office supplies	\$994.48	\$1,500.00
Postage	\$210.94	\$300.00
Bank/Credit Card Fees	\$8.05	\$1,000.00
Accounting	\$3,320.00	\$3,000.00
Legal and auditing	\$5,999.07	\$5,000.00
PO Box Rental	\$332.00	\$350.00
Maintenance and repairs	\$6,800.74	\$43,000.00
Taxes	\$590.76	\$400.00
Utilities	\$7,600.36	\$8,400.00
Park Security	\$0.00	\$5,000.00
Other	\$0.00	\$1,000.00