

Ranch Crest Sect. 3 & 4 Homeowners' Association

Board of Directors

Minutes of Board of Directors Meeting

November 11, 2023

CALL TO ORDER

Vice President Jon Wierema called the meeting to order at 9:08 a.m. on October 28, 2023 at the home of Angela Knee.

ROLL CALL – Board Members

President, Crista Wriser - absent

Vice President, Jon Wierema

Treasurer, Stephanie Livesay

Secretary, Krystal Garrow

Board of Director Member, Angela Knee

Member at Large, Joel Hahn - absent

Grounds Update

Glenn (Storm Maintenance) quotation is \$24K initially to remediate all drainage areas and clean up both the north and east areas. After trees are removed, dirt work may be an additional cost. After ponds and drainage are taken care of then costs decrease to \$3000 (\$1500 each pond) per quarter. Brother's Landscaping could not do the drainage remediation needed but did quote an initial \$6000 to mow the ponds and then \$4000 per occurrence after that. The board unanimously voted to proceed with Storm Maintenance since they can do everything.

Violations

Stephanie has not been able to keep up with all of the violations. This task is shifting to Krystal, and she can assist in getting it caught up. The board unanimously voted to proceed with the violation against homeowners who did not gain approval before improving the driveway. Fines will begin 10 days after the letter goes out (November 13th).

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

Financial Update

Lanita has completed balancing the financials and everything is current. All books from 2019-2022 are now going to Pam to finish taxes.

Stephanie will work with Lanita to add an online payment option for all residents to pay violations and dues. She will also continue to pay all bills and work with Lanita on financials.

Stephanie will transfer the printer and all documents to Krystal after the meeting and will work with her during the transition phase. The PO Box key was given to Krystal during the meeting. A second key needs to be acquired as a backup.

The meeting was closed at 9:36 a.m. by Jon Wierema.