

Ranch Crest Sect. 3 & 4 Homeowners' Association

<https://ranchcrest34hoa.com/>

Meeting Minutes

April 18, 2026

CALL TO ORDER – 10:05 am (Angela Hahn)

ROLL CALL – Board Members

President, Angela Knee Hahn - present

Vice President, Mary Mims - present

Treasurer, Stephanie Livesay - present

Secretary, Jennifer Carpenter - present

Grounds, Jon Wierema - present

APPROVAL OF PREVIOUS MEETING MINUTES – approved by the board by email on November 6, 2025; no one had comments or objections after reviewing.

PRESIDENT UPDATE

- Charlie Riley's Office – Dead end on Lavaca Trail
 - A new residential neighborhood consisting of homes, apartments, and townhomes has development plans showing a possible connection to Lavaca Trail. Angela spoke with Dan Dean from the County Commissioner's office and confirmed that the county does not own all the blacktopped property at the end of Lavaca Trail. That is private property between the two adjacent homeowners.
 - Making the Ranch Crest neighborhood a gated community is not ideal due to safety concerns around the limited possible gate locations at the entrance.
 - Discussed putting up a privacy fence as an option, but members were not in agreement.
 - Discussed member and HOA outreach to the county to stop efforts by developers to develop roads through the neighborhood.
 - The paved area at the dead end is part of two members' properties to the left and right and not a thoroughfare. Their property lines meet in the middle of the paved area. They would like to build a porte-cochere on each side. HOA confirmed that the deed restrictions allow porte-cocheres with ACC approval. Motion to allow the members to submit an application for a porte-cochere to the ACC. First – Joel Second - Stephanie
- Charlie Riley's Office – Work orders for drainage & other issues
 - Angela spoke with Will Bankhead, Charlie Riley's Senior Foreman. He is requesting work orders for addresses of concern with a detailed description of the issue. This includes shallow ditches that do not allow drainage, culverts, crosspipes, and other issues.
 - There is now a button on the HOA website to report any property concerns. Once the form is filled out, it will be emailed to the HOA. If determined to be a possible correction on the County's part, then Angela will submit a work order to the County Commissioner's office.
 - Members with property on Lavaca Trail expressed concern that trees had been previously ripped out behind their fence, and now the fences are falling due to erosion.
 - Members asked about possible speed bumps. The neighborhood roads are owned by the county, so no speed bumps can be installed.
- CKM Property Management
 - As of late last year, CKM Property Management oversees the violations, ACC applications, resales, and title company requests. This was discussed at several meetings last year and voted on prior to hiring them.
 - It was explained again that the HOA Board members are volunteers and all have full-time jobs. Hiring CKM to handle these items that are required by state regulations was agreed upon in past meetings. Angela explained that the HOA was getting many complaints from homeowners about

deed restriction violations, and the HOA board lost multiple secretaries over trying to keep up with these requests. The violation letters have to be handled per state requirements, and it became overwhelming to keep up with. We now know they are being addressed properly.

- Members discussed seeing an increase in violation letters and expressed that deed restrictions weren't previously being enforced. Other members reminded them that buyers receive the deed restrictions when they purchase their home and that they agree to the requirements at that time.

GROUNDS UPDATE

- Park Maintenance
 - Storm maintenance mows every three months, but can come out more often if there is a need.
- Detention Pond Maintenance
 - Angela walked through most of the detention ponds with a contractor from Storm Maintenance. The contractor pointed out the needed repairs on the detention pond erosion. They also discussed pricing on installation of gates and safety locks that cannot be cut off. The front detention pond has several T-posts sticking up from the ground, left over from the developer. They were unable to complete walking through section 4 due to time constraints and will schedule a time to finish.
 - Member asked who is responsible for the maintenance and repair of the detention ponds. Board members stated that the HOA has always been responsible for maintenance, even before taking ownership and receiving the deeds. Board members also clarified that once the HOA was formed (9+ years ago), the HOA became responsible for the upkeep of the grounds – including detention ponds mowing and maintenance.
- Other Areas in Need of Attention
 - Members stated that the ditches are clogged and shallow, so trash washes up towards their property. When community areas are mowed, the mowers run over the trash, and it blows into their yard. Asked everyone to please use the concerns button on the website when they notice issues, so it will bring it to the board's attention.
- Hog Damage
 - There are wild hogs coming into areas of the neighborhood, most likely due to the building of the new neighborhoods. The contractor recommended putting up a fence if they become a nuisance. HOA doesn't think it is worth the 8k to put up hog proof panels on the current fence, and members agreed the hogs can be dealt with as issues arise, if needed.

TREASURER UPDATE

- Current Balance
 - Reserve account is \$120,000
 - Main account is \$37,003
- Financial Update
 - CKM also has a joint account where we put \$5K to cover their fees. All fines, resale certs, etc., that they collect will go into that account to continue funding their fees. No increase in annual assessments is required to have CKM assist with management.
 - Treasurer passed around bank registers for viewing and gave opportunities to ask any questions or clarifications.
- Budget
 - The proposed budget was passed out for all members attending to see.
 - The estimated insurance cost has increased because we have increased our coverage to a \$5M policy from the \$1M policy previously owned.
 - The estimated maintenance cost has increased because of the deterioration of the detention ponds, which have long been overlooked.
 - Large expense due to purchasing 3 vacant lots.

- Increase in electricity bills as well. Last year paid ~\$650 per month and it has now increased to almost \$800 per month.
- Estimated income increases this year only when the vacant lots sell, if we choose to sell.
- One member asked what the bank fees were. Explained that those are the online payment fees received to allow for credit card payment of annual assessments.
- If lots are sold, then the yearly budget should have a deficit of \$10K this year only, since the lot sales will assist in paying for fixing the damage to the retention ponds.
- Status of Delinquent HOA Dues
 - About one-third of properties are overdue on their HOA fees for 2026. ~75 of those are less than 2 years behind. Many people began to catch up on accounts last year, so the number of overdue invoices has dropped significantly (1/3 paid).
 - Treasurer is allowing property owners to make payment plans to catch up, to prevent them from having legal fees.
 - One home has a lien; all others do not.

UNFINISHED BUSINESS

- Hope Park
 - Creating a park committee with the other sections has been paused. The other sections are discussing an increase in dues with their members. Once that is resolved, discussions on creating a park committee will resume.
 - A member expressed concerns that the entrance to the park may not be ADA accessible for wheelchairs. This needs to be addressed by the park committee.
 - This was previously approved between the two HOA's and is currently on pause until Section 2 has a resolution.
- Gates, Signs, Locks for Detention Ponds
 - HOA board purchased signs to be placed at the entrances to the detention ponds. Signs state private property, no motorized vehicles, no littering, stay on walking trails, and no trespassing in detention pond areas. Signs are reflective, aluminum, and should last 10+ years.
 - Members asked if "Dead End" signage can be installed on their streets. This is a Charlie Riley office request, not something the HOA can approve.
 - Gates on Palo Pinto and the gate with the broken lock between sections 3 and 4 are the first gates that will be completed.
- Speeding in the Neighborhood
 - Members stated that speeding is still happening in the neighborhood, especially with commercial vehicles. Recommend reporting of any speeding or dangerous driving of any type of vehicle, including golf carts.
 - Member asked what happened with the possible police patrol. Angela stated that the cost of contracting a personal patrol was too high. The board will reach out again and see if the neighborhood can be added to normal patrols instead of adding a private one.
- Deed Restriction Updating
 - There are currently three sets of deed restrictions – one for each section. There are no substantive differences between the three, and the board would like to combine them. Since there will be a cost to do this, this is an opportunity to gather members' input on any recommended changes.
 - Members asked if voting could happen online for a larger vote. Stephanie said she would see if that is possible.
- ACC Committee
 - Angela stated that the ACC Committee is now complete, consisting of three homeowners from the neighborhood and Tracy at CKM.
 - ACC improvement application has been updated and is online. This is needed if you want to make a substantive change or build a new structure.

- Members questioned the \$100 fee for the application process. Angela and Stephanie explained that this is a fee charged by the management company to properly handle all paperwork and the approval process, including confirming that the requested changes comply with the Deed Restrictions. This also includes a drive out to the property if necessary.
- Angela and Stephanie explained that if you already have approval to do something, you do not need to get new approval. Also, if your request is denied, you simply update the application with applicable changes and do not pay again.
- Vacant Lots
 - At the August 2025 HOA meeting, there was a discussion and vote to purchase three vacant lots from the developer. The motion was approved during that meeting. Further discussion of the potential purchase occurred at the October 2025 meeting prior to purchase.
 - Two of the lots are too small to use as residential lots. Ideas for those lots include a community garden or a pocket park. The larger lot had a sinkhole that the developers said LGI repaired. It is big enough to be resold as a residential lot. Any listing of the property will disclose the former sinkhole and recommend that buyers conduct their own surveys and due diligence.
 - After discussion of listing the larger lot, Angela stated that there are several Realtors in the neighborhood, adding that any affiliation with the HOA board or HOA Committees would be a reason that those Realtors would not list the lot. A few names were discussed.
 - Angela called for a motion to approach Crystal Free, a local Realtor who lives in the neighborhood, about listing the larger lot for market value with an option for due diligence. Mike Salewsky made the motion to approve, and Christen Felton seconded. The motion carried.

NEW BUSINESS

- Water Company
 - Members asked what could be done about the neighborhood water quality.
 - The water company is not in the city or a MUD and is privately owned. Someone stated that it is owned by the developer. Others questioned that ownership.
 - For any concerns, contact the water company or file a complaint with TCEQ.
 - Annual water quality testing should be sent out to property addresses by the water company. Members are encouraged to do independent water testing if they are concerned about the water quality in their home.
 - The water pump on the fenced lot in the neighborhood is inactive. The pump no longer works after the 2021 freeze. Water is pumped in from another location.
- Members asked about the minutes and how they can access them. Stephanie reminded them of the HOA website and that the minutes are posted within 30 days of the meeting.
- Angela stated the HOA had a few friendly reminders for residents. HOA board members are not allowed to respond to questions and posts on social media. Residents were asked to confirm the accuracy of information prior to posting it on any social media platform. For any concerns or questions, please contact the HOA directly. Contact information is available on the website at <https://ranchcrest34hoa.com/>.
- Several members had comments throughout the meeting, expressing concerns over changes. A member stated that the new board is not the old board and should be given a chance before accusations or assumptions are made. Others agreed. It was stated that the board is now addressing issues that may have been overlooked or not handled properly in the past. Changes are necessary to get things on track with the HOA and properly handle concerns.
- Angela also stated that the board thanks everyone for their involvement and that the board all works well together, and it is their goal for everyone to get along. The board is working hard to address the neighborhood's concerns.

MEETING CLOSURE – 11:58 am (Angela Hahn)