



**Ranchcrest Homeowners Association, Inc.
Board of Directors Meeting Minutes
Tuesday, February 23, 2021
Virtual Online Meeting via Zoom**

CALL TO ORDER:

Andrew Meyer called the meeting to order at 7:10pm

ROLL CALL:

- **Present:** David Dossey, Andrew Meyer, Albert Yow, Kristen Blancett, Wynn Johnson, Clinton Conley, Elisabeth Crouse, Jason Lavender
- **Absent:** Jazmine Bucher

UNFINISHED BUSINESS: Elections – Executive Board Members:

- **President:** Andrew Meyer
- **Vice-President:** David Dossey
- **Treasurer:** Albert Yow
- **Secretary:** Kristen Blancett

EXECUTIVE SESSION: Call to convene in Executive Session with E. Crouse

Discussion – Backyard Chain-link Fence:

- Constructed prior to gaining ACC approval.

MOTION: Board resolves to not pursue legal action against Crouse's and construction of chain-link fence

Motion: David Dossey

Second: Clinton Conley

Further discussion: Treasurer - Resale Certificate required for sale of property

- One question included on Resale Certificate: Is BOD aware of shortcomings/infractions that do not meet neighborhood requirements
- Voices concern regarding knowledge of violation and how to answer question
- Subject is tabled for future discussion

In Favor: All present

Opposed: None

Abstain: Elisabeth Crouse

MOTION APPROVED: Ranchcrest BOD declines to pursue legal action against The Crouses' for construction of chain-link fence

Discussion: ACC Authority

- Currently no way for property owners to appeal ACC decisions
- Per Texas Property Law: BOD has authority to make legally binding decisions on behalf of the HOA/non-profit corporation
- Right of the property owner: opportunity to appeal ACC decisions to the BOD

Discussion: Clarity of current Covenants & Restrictions

- Largely open to interpretation
- Need for improved communication/delivery of ACC information and/or determinations to members of the Association
- Suggestion: BOD draft/approve/send letter to ACC re: effective communication to avoid future issues/conflicts

Discussion: Amendments/Access to Bylaws

- Consider amendment allowing for an appeals process
- Multiple instances of new homeowners not receiving a copy of Covenants & Restrictions at purchase
- Suggestion: New property owners being presented information re: BOD contact information/steps to submit plans to ACC/HOA Documents

Goal of Ranchcrest Board of Directors: Clarity

- Clear/effective communication with members of the Association regarding BOD decisions
- Documentation – Decisions/determinations must be in writing – no verbal agreements

Discussion: Recordkeeping requirements of ACC

- ACC not currently obligated to share voting records/meeting minutes with BOD or members of the Association
- Suggestion: Open communication between BOD and ACC
 - Consideration: BOD President draft correspondence to ACC once determinations are made as they relate to homeowners appeals
 - Members of Board review/approve prior to submitting to ACC

Consideration: Welcome party

- Will allow neighbors to become familiar with one another
- Will help to promote HOA rules/regulations

Additional Discussion:

- BOD President is considered Ex-aficionado: Extension of the ACC w/ability to attend ACC meetings/vote on any decisions being made
- Starting HOA Website
- Records: should be housed w/secretary
- Front entrance lighting – Electrician located – price agreed upon and approved by association

MOTION: David Dossey investigate steps/cost of creating Association Website

Motion: Andrew Meyer

Second: Jason Lavender

In Favor: All present

Opposed: None

Abstain: None

MOTION APPROVED: David Dossey will investigate steps/cost of creating HOA website

Next Meeting: 3/30/2021 – subsequently rescheduled to be held 4/6/2021

- Email Board President with suggestions for agenda items to include for next meeting
- Look through HOA documents prior to meeting - discuss appeals process further
- Board attorney: no current retainer; Previous retainer paid for potential litigation; funds exhausted
- Retainer only required for pending litigation; HOA is charged hourly rate otherwise

CLOSING REMARKS / ADJOURNMENT: Motion to Adjourn

Motion: Andrew Meyer

Second: David Dossey

In Favor: All present

Opposed: None

Abstain: None

Meeting adjourned at 8:25pm