



**Ranchcrest Homeowners Association, Inc.
Board of Directors Meeting Minutes
Tuesday, April 27, 2021
Virtual Online Meeting via Zoom**

CALL TO ORDER:

Andrew Meyer called the meeting to order at 7:13 pm

ROLL CALL:

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

REVIEW OF 2/23/2021 MINUTES:

- Revisit/review minutes d/t secretary absence during 4/6/2021 BOD meeting
- Secretary process for taking minutes discussed/clarified

MOTION: Approval of 2/23/2021 BOD Meeting Minutes

Motion: Elisabeth Crouse

Second: Clinton Conley

In Favor: All present

Opposed: None

Abstain: None

MOTION APPROVED – Accept 2/23/2021 BOD Meeting Minutes

REVIEW OF 4/6/2021 MINUTES:

- Summary of meeting minutes

MOTION: Approval of 4/6/2021 BOD Meeting Minutes

Motion: Clinton Conley

Second: Elisabeth Crouse

In Favor: All present

Opposed: None

Abstain: None

MOTION APPROVED – Accept 4/6/2021 BOD Meeting Minutes

TREASURERS REPORT:

- Front Entrance lighting being installed by Biggadike and Associates
- Total Amt. paid currently: \$1498 (half of total cost)
- Remaining amt. will be paid out upon completion of lighting repairs/updates
- Association dues currently collected for 2021:
\$2900

MOTION: Approval of 4/6/2021 Treasurers Report

Motion: Kristen Blancett

Second: Clinton Conley

DISCUSSION:

- 60% homeowners have paid dues for 2021
- 72 total lots
- Post FB reminder to submit payment for HOA dues to Bert
- Lawn Maintenance
 - Luis Cedillo
 - \$100 each time lawn maintenance is preformed

In Favor: All present

Opposed: None

Abstain: None

MOTION APPROVED – Accept 4/6/2021 Treasurers Report**LANDSCAPING COMMITTEE REPORT:**

- Wynn and Jazmine unable to attend meeting to discuss landscaping
- Tree at front entrance planted and paid for
- Tree will need to be watered regularly – Andy will discuss w/Jazmine
- Bert will discuss use of Rainbird (sprinkler system) with Donna Marlin or Wynn Johnson

LEGAL REPRESENTATIVE – Stephanie w/Naman, Howell, Smith & Lee

- Resource available to help legally navigate/clarify HOA documents
- Goal: clarify documents/POC for legal advice
- Discussion: Neighboring addition does not have HOA in place
 - Now dealing with a house that is being rented out as Air B&B
 - Non-stop parties
 - Trespassing
- Some homeowners have concerns regarding HOA becoming stricter d/t having legal representation in place and if R&R's are amended
 - Inform community that the Boards is not seeking legal advice to become stricter
 - Legal representation will be in place to help clarify R&R's and provide to legal advice as needed
- Benefits of becoming established with a law firm:
 - Prevent future disagreements

- Prevent association from negative situations/dispute and having to scramble to find representation if/when needed
- No cost (retainer) unless actively utilizing firm – no retainer at this point
- Will help to clarify HOA documents and allow all homeowners to operate according to association R&R's
- Naman, Howell, Smith & Lee is an established group that has been around for many years
- Naman, Howell, Smith & Lee has experience working with HOA's
- Naman, Howell, Smith & Lee will only represent this association
 - Firm cannot/will not represent individual homeowner/member of BOD for issues/conflicts related to the Ranchcrest HOA
 - Firm has ability to represent individual homeowner for legal issues UNRELATED to the Ranchcrest HOA
- Will ensure new homeowners are aware HOA rules/expectations up front

MOTION: Utilize Stephanie & Naman, Howell, Smith & Lee as HOA Legal Representation

Motion: Kristen Blancett

Second: Elisabeth Crouse

DISCUSSION:

- Homeowner concerns regarding:
 - spending the money
 - increase in HOA dues
- Will be important to ensure the associate is aware that money is going towards improving their community/neighborhood
- Should appoint one individual of the Board as POC
- Should minimize number of times the POC seeks advice from firm
- Should consolidate questions/concerns during BOD meetings and address during single call/email/meeting with firm, unless a matter is pressing.
- BOD will suggest/vote on items to be discussed w/attorney during each meeting

In Favor: All present

Proxy Vote: Dave Dossey

Opposed: None

Abstain: None

MOTION APPROVED – Utilize Stephanie w/Naman, Howell, Smith & Lee as HOA Legal Representation. Dave Dossey will act as POC

ASPIRATIONS FOR 2021:

- Create a structured welcome program for new homeowners
- Schedule community events
 - Ranchcrest Christmas lights/get together
 - Individual awards quarterly/yearly/etc. (best Christmas lights/yard/etc.)
- Understand/distribute/update legal documents

- Secure annual dues
- Develop a website
 - Place to house documents
 - Post announcements
 - Post community event pictures
 - Pay HOA dues electronically
 - Allows everyone in the community to have access to information
 - Dave Dossey – previously offered to begin working on website

RANCHCREST LOGO CONTEST:

- Announce Ranchcrest Logo Competition on Ranchcrest Facebook Page
- All ages welcome to submit
- Andy will collect submissions
- Board members will rank submissions at upcoming meetings/vote on winner

ADDITIONAL DISCUSSION:

- Announcing Law Firm as Ranchcrest Legal Representation
- When/how to inform members that the Association has access to the firm to clarify documents/resolve issues/disputes

MOTION: table discussion regarding announcing use of law firm to allow remaining Board members an opportunity to voice opinions/suggestions

Motion: Andrew Meyer

Second: Bert Yow

In favor: All

Opposed: None

NEW BUSINESS:

- Speeding in neighborhood – 4 wheelers/golf carts
- Revisit use of Lorena PD radar

***Next Meeting: May 25, 2021**

MOTION: Adjourn meeting at 8:20 pm

Motion: Andy Meyer

Second: Clinton Conely

In Favor: All present

Opposed: None

Abstain: None

Meeting adjourned 8:20 pm