



**Ranchcrest Homeowners Association, Inc.
Monthly Board of Directors Meeting
Minutes
Tuesday, May 25, 2021
Virtual Online Meeting via Zoom**

I. OPENING:

Call To Order:

The Ranchcrest Board of Directors meeting was called to order at 7:00pm by President, Andrew Meyer.

Roll Call:

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

II. REVIEW OF April 27, 2021 MINUTES: Andrew Meyer

- Previous meeting minutes approved
- 60% HOA dues paid
- Discuss landscaping further
- Vote/approval: HOA use of Naman, Howell, Smith & Lee, PLLC – HOA legal representation

MOTION: Approval of 4/27/21 BOD meeting minutes as presented

Motion: Dave Dossey

Second: Wynn Johnson

Further Discussion:

- Is ACC being notified of BOD Meetings:
- Communication best approach

Currently: BOD President posts notice of BOD meetings on Ranchcrest Facebook page

Suggestion:

- Request brief monthly ACC report
- Can include in monthly minutes for documentation purposes
- Hesitant to block off time for verbal report from ACC with each meeting – dominate meeting making everything else secondary – anyone can speak – most appropriate to solicit monthly summary would be most efficient and review during BOD meeting
- Discuss with legal representation – draft policy, shoot email, write into bylaws

In Favor: David Dossey, Andrew Meyer, Jazmine Bucher, Clinton Conley, Elisabeth Crouse, Wynn Johnson, Albert Yow

Opposed: None

Abstain: None

MOTION APPROVED

III. REVIEW of TREASURERS REPORT: Bert Yow

- \$600 check received from delinquent homeowner
- 49 homeowners paid
- 22 homeowners not yet paid
- Appx. \$3500 in checking after cost of tree and front entry landscaping
- \$18k in CD

MOTION: Approval of Treasurers Report

Motion: Dave Dossey

Second: Wynn Johnson

Further Discussion:

- Suggested that homeowners who have not yet paid dues, receive a reminder via email/USPS mail
- Bert Yow agrees to compose/mail reminder letter to delinquent homeowners
- Need to consider raising dues – no increase in appx. 12 years
- Make homeowners aware of how dues are being used

In Favor: David Dossey, Andrew Meyer, Jazmine Bucher, Clinton Conley, Elisabeth Crouse, Wynn Johnson, Albert Yow

Opposed: None

Abstain: None

MOTION APPROVED

IV. LANDSCAPING COMMITTEE REPORT:

- A. Lighting – Wynn Johnson
 1. Updates made to current lighting, fixed transformers, replaced bulbs/strip lighting
 2. BOD thoughts requested – no requests – invoice approved/paid/BOD notified
- B. Landscaping – Jazmine Bucher
 1. Tree - Replaced missing tree – ensure tree is being watered often
 2. Water – Rainbird controls water sprinklers
 - 6 sprinkler stations: 1 station in need of repair
 - Jazmine Bucher will contact current landscaper/verify that water spicket is close to new tree
 - Clinton Conley – knows of irrigation repair person and will relay info to Jazmine
 - Ranchcrest homeowner, Eric Nooner, is knowledgeable regarding sprinkler systems – Dave Dossey will outreach to discuss

V. MEETING BUSINESS:

- A. Legal representation from Naman, Howell, Smith & Lee approved during May 2021 BOD meeting - HOW should this be pursued? What are areas should be BOD focus on over the next months? Collecting. What are most pressing legal issues?
 1. Dave Dossey will act as liaison for BOD/legal representation
 2. Issues/concerns to address w/attorney:
 - Can amendments be made to the current restrictions?
 - If so, how? Determine process for amending HOA documents - Ensure information contained within HOA documents is clear and concise
 - HOA documents should be updated to provide a clear understanding of R&R's – nothing left to interpretation
 - ACC/BOD relationship
 3. Question: What is the purpose of engaging law firm? Will they advise BOD regarding how to address non-compliance once updates/amendments are made?

- Protect members of the Association
- Act as a general resource - help BOD navigate responsibilities/association documents/etc.
- Consistency is imperative moving forward
- Suggestion: ask Stephanie for examples of HOA documents used by other Associations – BOD can review/utilize examples to update Ranchcrest documents – avoid cost of going back and forth with law firm
- Inconsistencies in neighborhood – how move forward while addressing past issues
- Suggestion: grandfather in past issues – must abide by R&R’s moving forward beginning date decided upon
- Ask attorney how to best address unpaid HOA dues

MOTION: Dave will compose/send email with the above questions/concerns, email to BOD for review (prior to sending to attorney) – Dave will discuss Bert’s approach to collecting dues and request suggestions advise/suggestions from attorney

Motion: Elizabeth

Second: Clinton

Discussion: none

In Favor: David Dossey, Andrew Meyer, Jazmine Bucher, Clinton Conley, Elisabeth Crouse, Wynn Johnson, Albert Yow

Opposed: none

Abstention: none

MOTION APPROVED

B. Board aspirations for 2021-2022

1. Website development:

- Simple website that includes association documents, a place to secure annual dues, post community news/events/pictures, download pdf documents
- Cost of website is relative to amt of functionality requested
- Board members should send suggestions to Dave Dossey
- Dave will put a version together and send link to Board members for review
- Price range: N/A - will need to purchase SSL bar/HTML – not expected to be any more than \$500 annually

2. President Initiative Contest – Ranchcrest Logo:

- Use *Facebook* to announce and email addresses for submissions
- Collect submissions (May – June)
- Evaluate (June-July)
- Vote (by or at) our July meeting.

VI. OPEN FLOOR for NEW BUSINESS:

- Future meeting locations? In person/zoom
- Non-resident driving ATV in neighborhood/cutting through property
- Speeding – discuss radar during upcoming meeting – Jazmine will check with PD
- Homeowners containing dogs

VII. CLOSING REMARKS/ADJOURNMENT:

- **June Meeting:** In person at the home of David Dossey/Zoom for those who are unable to attend

MOTION: Adjourn meeting

Motion: Andy Meyer

Second: Dave Dossey

In Favor: David Dossey, Andrew Meyer, Jazmine Bucher, Clinton Conley, Elisabeth Crouse, Wynn Johnson, Albert Yow

Opposed: None

Abstain: None

Meeting adjourned 8:14 pm

Future Meeting Dates: July 27th, Aug 31st, Sept 28th, Oct 26th, Nov 30th, Dec 28th, and Jan 25th (2022): All scheduled tentatively for 7pm CST.