



**Ranchcrest Homeowners Association, Inc.
Monthly Board of Directors Meeting
Minutes
Tuesday, June 29, 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, , Wynn Johnson, Albert Yow
- Present/late: Jason Lavender
- Absent: Clinton Conley, Elisabeth Crouse, Kristen Blancett

II. REVIEW OF MAY 2021 MINUTES

- Vote/approval - Naman Howell as legal representation for the Association
- ACC notified of meeting
- Requested brief report from ACC - Kyle unable to attend meeting
- Landscaping/lighting - Homeowner, Eric Nooner repaired/updated sprinkler system - all updates operational/sprinkler part replacement
- Website development - Dave investigating
- Presidential initiative - Ranchcrest logo - accepting homeowner submissions

MOTION: Approval of 5/25/21 BOD meeting minutes as written

Motion: Dave Dossey

Second: Wynn Johnson

Further Discussion: N/A

In Favor: David Dossey, Andrew Meyer, Jazmine Bucher, Wynn Johnson, Albert Yow

Opposed: None

Abstain: Jason Lavender (not yet present)

MOTION APPROVED

III. TREASURERS REPORT

Financial Statement YTD - 5.30.2021:

- Bank balance: \$3,421.71
- CD: \$18,000.00
- Total cash: 21,421.71
- Lawn maintenance/utility payments YTD: \$1,551.25
- Repairs - lighting updates \$2,996
- Anticipate \$2-\$3k deficit for 2021: dues utilized for utilities/updates/improvements

MOTION: Approval of 5/25/21 Treasurers Report as written

Motion: Dave Dossey

Second: Wynn Johnson

Further Discussion:

- Ranchcrest addition: 72 lots total
- Available funds in savings/CD will cover financial deficit for the year
- Consider increasing annual HOA dues - \$75/residence
- Maintain financial reserve for future, unexpected costs/repairs/legal representation/etc.
- Consider including self-addressed return envelope w/HOA statement – increases chances of receiving homeowner response in timely manner
- Online bill pay will be available once website up and running
- Venmo/PayPal is an option until website complete – more convenient/secure than paper checks
- Bert agrees – will need help learning how to navigate Venmo/PayPal

In Favor: David Dossey, Andrew Meyer, Jazmine Bucher, Wynn Johnson, Albert Yow, Jason Lavender

Opposed: None

Abstain: None

MOTION APPROVED

IV. LANDSCAPING COMMITTEE REPORT

- A. Lighting update
 - Updates complete
 - Homeowner/ACC member, Terry Oster has access to wholesale LED lighting/supplies if needed
- B. Tree/Watering Update
 - Trees/watering – Eric Nooner updated sprinkler system

V. MEETING BUSINESS

A. Questions/response - Naman Howell

1. Can bylaws be amended

- Yes
- Can choose to discuss/vote at annual meeting of the members or call a special meeting
- Must have Quorum
- Must have 60% of votes for those that make up Quorum
- Discussion: Amending Bylaws and/or Covenant's & Restrictions
 - Bylaws and C&R's are 2 different and independent documents
 - Discussed thoughts regarding amending one or both sets of documents
- What is most pressing issue? What information/set of documents do most homeowners take issue with?
 - Suggested that a number of homeowners take issue with Ambiguity between ACC/BOD – addressed in Bylaws
 - Suggested that Covenants/restrictions equally as important to homeowners
 - Appears that greatest concern amongst homeowners is r/t the ability to appeal to BOD w/regards to a decision made to ACC, not that the rules are too restrictive
- ACC is a committee – currently self-appointed, not elected, non-transparent, no record keeping requirement - have sole discretion as to who is appointed to committee
- BOD President is considered a member of the ACC and has full voting rights
- ACC guest – confirms that committee takes meeting minutes
 - Explains that the committee does not wish to interfere with homeowners plans
 - ACC objective is to protect integrity of neighborhood as well as homeowners' investments

- Have been instances that a homeowner has been allowed to deviate from rules
- Current ACC Members: Bob Stanton, Haas Simons, Kyle Marlin, Terry Oster
- Bylaws/Restrictions created 22 years ago – multiple inconsistencies between documents – both should be examined to ensure they correspond
- Because ACC is self-appointed, consider either amending restrictions to specify that members of the ACC are to be elected, or update Bylaws to include a clause that allows homeowners to appeal to the BOD regarding ACC decisions
 - All agree that both are appropriate
- Suggested that aesthetics of a residence should not be the determining factor when seeking approval from ACC
 - Important for ACC to be effective/impactful in decisions made to maintain integrity of neighborhood
 - Currently no way to appeal decision by ACC, no way to determine how/when ACC members were appointed, membership currently does not have input w/regards to ACC
 - ACC specifics discussed in C&R's
 - Suggested that the Bylaws would be what needs to be amended to include voting/appointing members of the ACC
- Suggested that BOD determines what, if anything, should be amended in either/both documents
 - If yes: email attorney for advice as to which document would be most appropriate to amend
- Discussion: clause stating C&R run for period of 20 years from date recorded – after 20 years they automatically 15 years
 - Debate over meaning of line in C&Rs that reads “UNLESS and instrument signed by a majority of the then owners...”
 - Suggested that clause could read either way (at 15-year mark or any time during period w/Quorum and majority vote)
 - Will request clarification from attorney
 - Does majority refer to the simple majority, or 51% of homeowners or 60% as stated in Bylaws?
 - Is special meeting required or can vote be held during annual meeting of the members?
- Discussion: BOD should meet to review documents/determine most pressing/important homeowner issue
- Andy suggests Board members split into groups
 - each group review/discuss specific rules listed in the C&R's prior to July meeting
 - Goal: determine what changes are most important, and to which set of documents

MOTION: Request clarification re: HOA documents

Motion: Dave Dossey

Second: Jazmin Bucher

Discussion:

Dave will draft email requesting clarification and forward to BOD for approval, prior to sending to attorney

In Favor: David Dossey, Andrew Meyer, Jazmine Bucher, Wynn Johnson, Albert Yow

Opposed: None

Abstain: None

MOTION APPROVED

MOTION: Board members split into groups – divvy up rules between each group review/discuss specific rules listed in the C&R's - suggest modifications and recommendations

Motion: Dave Dossey

Second: Wynn Johnson

Discussion: N/A

In favor: all

Opposed: none

Abstained: none

MOTION APPROVED

2. **Best approach for collecting outstanding HOA dues from homeowners: N/A**

B. Treasure's information

1. Andy and Bert are now Banking Co-signers on checking/CD w/BancorpSouth
 - Co-signers will change with each newly elected President/Treasure
2. Calculating Dues and collection
 - 960 Estes Rd on the market
 - Outstanding HOA dues
 - Per attorney, unable to collect dues more than 4 years back
 - Bert plans to attempt to collect entire past due amount/transfer fees
 - Title company should contact Bert for resale certificate
 - Title company will collect dues/transfer fee owed prior to close of sale

MOTION: Adjourn meeting

Motion – Dave Dossey

Second – Jason Lavender

In favor – David Dossey, Andrew Meyer, Jazmine Bucher, Wynn Johnson, Albert Yow , Jason Lavender

Opposed – none

Meeting adjourned: 8:26 pm

Future Meeting Dates: June 29th, July 27th, Aug 31st, Sept 28th, Oct 26th, Nov 30th, Dec 28th, and Jan 25th (2022):
All scheduled tentatively for 7pm CST.