



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

Call to Order: The Ranchcrest HOA Board of Directors meeting was called to order at 7:03pm by President, Andrew Meyer.

Present: Andrew Meyer, Jazmine Bucher, Clinton Conley, Elisabeth Crouse, Kristen Blancett, Albert Yow

Absent: Jason Lavender, David Dossey, Wynn Johnson

Review of June 2021 minutes: see June minutes

MOTION: Approval of 6/29/2021 BOD meeting minutes as written

- **Motion:** Clinton Conley
- **Second:** Jazmine Bucher

Further discussion: Is there a designated amount charged for transfer fee at the sale of a home

- Ranchcrest Treasurer normally does not charge transfer fee unless homeowners HOA dues are significantly delinquent
- Suggestion: Adopt a standard \$200 transfer fee
- Waive transfer fee if homeowners dues are current

MOTION: Adopt a standard \$200 transfer fee – waive fee if HOA dues are current

- **Motion:** Kristen
- **Second:** Clinton
- **For:** Andrew Meyer, Jazmine Bucher, Clinton Conley, Elisabeth Crouse, Kristen Blancett, Albert Yow
- **Opposed:** none
- **Abstain:** none

MOTION APPROVED: Standard \$200 transfer fee – waive fee if homeowners dues are current

Vote to approve 6/29/2021 Minutes

- **For:** Andrew Meyer, Jazmine Bucher, Clinton Conley, Elisabeth Crouse, Kristen Blancett, Albert Yow
- **Opposed:** none
- **Abstain:** none

MOTION APPROVED: 6/29/2021 BOD meeting minutes approved as written

Treasurer's report

Net loss YTD: \$1062

2021 expenses:

- Lawn maintenance/utilities rest of year
- Front entrance lighting/repairs
- Attorney's fees

Motion: approve treasurers report as submitted

Motion: Elizabeth

Second: Kristen

In favor: Andrew Meyer, Jazmine Bucher, Clinton Conley, Elisabeth Crouse, Kristen Blancett, Albert Yow

Opposed: none

Abstain: none

MOTION APPROVED: Treasurer's report approved

Landscaping Committee Report

- Front entry lawn maintenance required more frequently in 2021 d/t amount of rain
- Nothing new to report

V. MEETING BUSINESS

A.) Board Restrictions

- Restrictions are 21-23 years old
- Phase 1 written in 1998 – prior to any homes being built in neighborhood

Review of Protective Restrictions:

1. Land use: No edits

2. Signs:

- **Suggestions:**
 - strike last line of #2
 - add separate restriction prohibiting the display of signs/flags/etc., that exhibits profanity/vulgar language, abusive/threatening/malicious speech/print that expresses prejudice against a particular belief/person/group of people
 - address profanity/vulgar/offensive language under restriction #5 "Legal Use"
- **DISCUSSION:** Would flags be considered a sign? Consensus: Not considered sign

3. Animals:

- **Suggestions:**
 - update to read no split hooved animals
 - limit flock size to <10 OR flock size determined by size of lot
 - update restrictions - permit chickens/chicken coop (provided it is a temporary structure)

- **DISCUSSION:**
 - poultry good for yards, several homeowners currently have chickens
 - 4H projects – history of neighborhood kids raising 4H chickens in the past
- 4. **Hunting/fishing/lake usage:**
 - **Suggestions:**
 - Consider excluding: Fishing - nonissue - No lake/ponds located in subdivision
 - Include no recreational firearm usage allowed – including target practice
 - Reckless - puts kids/neighbors in danger
 - Firearms ok for snake control
 - Include: No hunting of any kind – bow & arrow/firearms/etc.
 - Archery allowed for target practices only – no bow hunting
- 5. **Legal Use:**
 - **Suggestions:**
 - Address offensive language/profanity/obscenity here
- 6. **Types of Structures:**
 - Refers to what kind of structures allowed on property
 - **Suggestions:**
 - Address chicken coop here - pending approval of chickens w/in neighborhood
 - Strike last line “The Architectural Control Committee may prohibit...”
 - Define barn/outbuilding/guest quarters/etc.
 - What falls under “the like” - (“outbuildings such as guest quarters, greenhouses and/or barns or the like...”)
 - **Discuss definitions with ACC/Attorney**
- 7. **Other buildings:**
 - Refers to utilizing temporary structures as a residence
 - **Discussion:**
 - Consider allowing temporary residence in an unfortunate or emergency while rebuilding (ex. House fire)
 - **Suggestions:**
 - update title from “Other Buildings” to indicate temporary residence
 - time limit allowing temporary residence
 1. homeowner is actively rebuilding residence, or making progress towards completion of build
 2. Meet with BOD if not complete by end of time limit – review status – keep BOD updated on progress/delays
- 8. **Impermissible Residence:**
 - Refers to temp structure (mobile home/RV/etc) being placed on lot while residence is being built
 - **Suggestion:**
 - Only one lot left – consider omitting/redefining once lot owner builds
- 9. **Garages and Guest Quarters:**
 - Several 2 story garages/buildings in neighborhood
 - **Suggestions:**
 - Remove language “one story”

- Include roof height related to primary residence – not to exceed primary residence roof height
- Identifying in-laws sweet rather than servants' quarters

10. Culverts: - restrictions for Phase 1, 2, 3

- **Phase I** - Ranchcrest Rd/Vista Grande
 - Culverts only listed in
 - All three phases are practically the same
- **Phase II** – Includes all lots located to the right on Estes - entering addition
 - provisions specific to Lot 32, block B
 - Back lot can have cows, shotgun shooting, back lot can be broken up into 8 separate lots max – not mentioned in phase I or III
 - No back page for phase II documents with signatures
- **Discussion:** removing provisions from restrictions altogether
 - **Discuss with attorney - Board's ability to remove provision specific to Lot 32, block B**
 - Phase I & III state “no lot as shown upon the plat shall be further divided or decreased in size...”
- **Phase III** – Includes all lots located to the left on Estes - entering addition
 - provision allows for drilling/wells for properties w/horses and those larger than 4 acres
- **Discussion:** Consolidate all 3 phases
 - **Discuss with attorney - determine how to consolidate all three phases of restrictions**

11. On Site Sewage Facilities:

- Add – “Residents must maintain and keep their onsite sewage facility operating properly”

12. Approval by Architectural Control Committee:

- **Suggestions:**
 - Language used when discussing the ACC is aggressive
 - Consider more inviting/welcoming language

13. Division of Lots:

- **Suggestions:**
 - Consider striking “unless otherwise approved in writing by the Architectural Control Committee”

14. Old Buildings and Used Materials:

- **Suggestions:**
 - **Discuss with attorney – what defines barns/outbuildings/houses**

15. Direction of Dwellings Setbacks:

- **Suggestions:**
 - Change “ACC shall designate the direction in which...” to read “ACC *and the property owner*”

16. Motor Vehicles:

- **Change** “no automobile, truck, campers...” to read “no *owners* automobile, truck, campers” cars vans etc....

- **Strike** second line “No automobile or other vehicle...”
- 17. Antennae:**
 - **Suggestions:**
 - Include email correspondence as valid/acceptable form of correspondence when seeking ACC approval
- 18. Front Yards:**
 - **Suggestions:**
 - change “esthetical” to aesthetical
- 19. Maintenance of Lots:**
 - **Suggestions:**
 - Consider striking 12” rule re: lots (not to include front lawn)
 - Consider consolidating 18 & 19
- 20. Easements:** Ok as is
- 21. Other Improvements:**
 - Discussion:
 - no private water wells/systems
 - Phase II and III allows properties to drill wells for horses
 - **Discuss with attorney - Line reading “Every outbuilding except a greenhouse, barn or other shed shall correspond in style and architecture...”**
 - **Does not state it must be an exact match to residence – clarify**
 - **Suggestions:**
 - Include rain collection system – Solar panels
 - Specify fencing materials allowed
 - Consider consolidating # 9 and # 21
- 22. Storage of Materials:** No Changes
- 23. Mining:** No Changes
- 24. Garbage Cans:** No Changes
- 25. Dumping:** No Changes
- 26. Garages and Driveways:** No Changes
- 27. Building Setback Lines:** No Changes
- 28. Size of Dwelling:** No changes
- 29. Exterior Material:** see below
- 30. Architectural Control Committee:** see below

Discussion: Clarify ACC role - only discussed in #30 of covenants and restrictions

- ACC should be keeping records
- President of BOD should be invited to ACC meetings
- Dissemination of information between BOD and ACC
- Guidelines for ACC decision making
 - Who decides what materials are acceptable?
 - Transparency of ACC member nominations
 - Are ACC members subject to a specific number of terms?
 - What is the process for electing members of the ACC?
- ACC Meetings: how/when are meetings held

- Notifying BOD of homeowner submissions/ACC decisions
- Request ACC compile/produce guidelines/governing documents – this will allow BOD and ACC members to stay on the same page
- UPDATE 29 and 30

Suggestions:

- Add 31 – APPEALS – ability to appeal ACC decisions to the BOD - BOD has legal authority

Association Document

- Bylaws
- Declaration of covenant of restrictions
- Articles of incorporation
- Protective restrictions

Motion: Adjourn meeting

Motion: Kristen

Second: Jazmine

In favor: Andrew Meyer, Jazmine Bucher, Clinton Conley, Elisabeth Crouse, Kristen Blancett, Albert Yow

Opposed: none

Abstain: none

MOTION APPROVED: Meeting adjourned – 9:38pm