



**Ranchcrest Homeowners Association, Inc.  
Board of Directors Meeting Minutes  
Tuesday, August 31, 2021  
Virtual Online Meeting via Zoom**

**CALL TO ORDER:**

Andrew Meyer called the meeting to order at 7:00 pm

**ROLL CALL:**

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

**REVIEW OF JULY MINUTES:**

- Unavailable
- Review at September meeting

**TREASURERS REPORT:**

- No update

**LANDSCAPING COMMITTEE REPORT:**

- No update

**MEETING BUSINESS:**

1. **Land use:**
  - No edits
2. **Signs:**
  - **Omit:** *"and sales or signs used by the Ranchcrest Development, Ltd. In connection with the development of the Ranchcrest subdivision."*
  - **Include:** additional line allowing for short term signs w/Board approval (baby shower/kids sports/etc.)
3. **Animals:**
  - **Omit:** *"animals, livestock, or poultry of"*
  - **Edit:** No *"split hoof or cloven hoof"* animals of any kind shall be bred, raised, or kept on any lot
  - **Omit:** *"Except"* – end sentence. Next sentence begins with: *"Dogs, cats, or other..."*
  - **Include:** Number of Poultry allowed – *"6 per acre, not to exceed 12 birds, per household"*
4. **Hunting:**
  - **Omit:** *"Fishing, and lake use"*
  - **Edit:** No hunting *"or other recreational firearm use"* shall be permitted
  - **Omit:** *"No owner of any lot..."*
5. **Legal use:**
  - **Include:** *"Signs, flags, symbols or gestures with vulgar or offensive in nature content is not permitted."*
6. **Types of structures:**
  - **Omit:** *"The Architectural Control Committee may prohibit the construction of any garage or outbuilding on any lot until the primary dwelling has been constructed or is under construction."*
  - **Include:** *"elevation of the top of the secondary, detached structure, may not exceed the elevation of the top of the primary residence"*
7. **Other Buildings:**
  - **Edit Title:** from *"Other Buildings"* to *"Temporary residence"*
  - **Include:** *"Exceptions to rule may be made when primary structure incurs a natural disaster, fire or flood and is no longer deemed safe to live in. Exceptions must be submitted to the HOA board and ruled on at the succeeding meeting for appropriate length of time for temporary residence use."*

8. Impermissible Residence:
    - No edits
  9. Garages and Guests' Quarters
    - Omit: "No garage apartments and detached garages of more than one story shall be permitted within the subdivision."
  10. Culverts:
    - No edits
  11. On Site Sewage Facilities:
    - Update: From "T.N.R.C.C" to "T.C.E.E.Q"
  12. Approval by Architectural Control Committee:
    - Edit: From "No improvements" to "All improvements"
    - Edit: From "have been submitted to and approved in writing" to "have been submitted to and approved by the Architectural Control Committee"
  13. Division of Lots:
    - No edits
  14. Old Buildings and Used Material:
    - Include: "unless first approved by the Architectural Control Committee"
  15. Direction of Dwelling and Setbacks:
    - No edits
  16. Motor Vehicles:
    - Not addressed at this time
  17. Antennae:
    - Edit: "No television or radio antenna, disc, satellite or the like shall be erected or maintained at the front of any dwelling. In antenna shall be placed where it is substantially clear of public view."
    - Omit: Last two lines
      1. "The size and location..."
      2. "No radio, aerial wires..."
  18. Front Yards:
    - Correct: should read "aesthetical," not "esthetical"
    - Include: no weeds or grass more than twelve (12) inches in height are permitted
  19. Maintenance of Lots:
    - Edit: The front and fenced yards, of the residence, must be maintained and weeds/grass in excess of twelve (12) inches in height are permitted
- \*Merge 18 & 19: "Front Yards and Maintenance of Lots:"
- "The area of the lot at the front of a dwelling shall be maintained so as to be an aesthetic asset to the dwelling. The front and fenced yards, of the dwelling, must be maintained and no weeds or grass, in excess of twelve (12) inches in height, shall be permitted" The area of the lot at the front of a dwelling shall be maintained so as to be an esthetical asset to the dwelling. This area, known as the front yard, extending the full width of the dwelling and between the dwelling and the street, shall not be used for vegetable gardening, nursery, or any other purpose other than as a maintained grass lawn with shrubbery, ornamental trees, and flowers as normally constitute the base planting and landscaping of a dwelling. No swimming pool shall be permitted at the front of any dwelling"
20. Easements:
    - No edits
  21. Other Improvements:
    - Omit: "No private water wells or water systems shall be permitted"
    - Include: "Newly established wells must be located behind the primary structure and largely concealed from public view"
    - Omit: "No swimming pool shall be permitted at the front of any dwelling"
    - Edit: "No fence or wall shall be constructed or erected until plans and specifications have been submitted to and approved by the Architectural Control Committee"
    - Edit: "Every outbuilding except a greenhouse, barn, other shed, etc. shall correspond in style and architecture to the dwelling to which it is appurtenant, unless otherwise permitted by the Architectural Control Committee."
  22. Storage of Materials:
    - No edits

23. Mining:
- No edits
24. Garbage Cans:
- Edit: "No garbage cans or refuse containers shall be placed on or permitted to remain at the front of a dwelling with the exception of the afternoon before and the day of trash pickup"
25. Dumping:
- Edit: "No lot shall be used or maintained as a dumping ground for trash. Trash, garbage, or other waste must be kept in containers designated for this purpose."
26. Garages and Driveways:
- Edit: "Every dwelling shall have either an attached or detached garage made of similar materials as the exterior of the dwelling. The garage and/or carport shall not front a street but shall enter from the side or rear of the dwelling unless approved by the Architectural Control Committee."
27. Building Setback Lines:
- Edit: "No dwelling or outbuilding on a lot shall be closer to the front lot line than twenty-five (25) feet. No dwelling or outbuilding shall be closer than twenty (20) feet from the rear lot line. Lots located at an intersection (corner lots) shall not have a dwelling or outbuilding closer than twenty-five feet (25) feet from the side lot line. Interior lots shall not have a dwelling or outbuilding closer than twenty (20) feet from the side lot line. Interior lots shall not have a dwelling or outbuilding closer than twenty (20) feet from the side lot line."
28. Size of Dwellings:
- Edit: "The minimum enclosed floor areas, exclusive of garage, porches, and guest quarters permitted in this subdivision for detached single family dwellings shall be two thousand (2,000) square feet."
29. Exterior Material:
- Edit: "All structures may be constructed of brick, masonry, Austin stone, or wood and shall be approved in writing by the Architectural Control Committee based on appearance, functionality, and in keeping with the values of the subdivision. All structures shall have roofs constructed of tile, metal, wood shingles, or composition shingles."
30. Architectural Control Committee:
- Edit: The Architectural Control Committee (the Committee) shall have between three and seven members, all of whom shall be owners of lots within the subdivision. Decisions of the Committee shall be by majority vote and any approvals or disapprovals shall be in writing.

*In the event of the Committee shall have failed to approve or disapprove any design or location within thirty (30) days after the plans and specifications have been submitted, such approval shall not be required.*

*In the event of the death or resignation of any member of the Committee, the remaining members shall be entitled to appoint an individual to replace the former member. Until the successor is named, the remaining members shall have full authority take any action required by these covenants.*

*The members of this Committee shall not be entitled to compensation performed pursuant to these covenants.*

*No member of the Committee shall be liable to any lot owner or any other party for any action or failure to act with respect to these restrictions.*

*It is understood that any lot owner shall have the right and power to enforce any and all of the restrictions contained in these covenants.*

*'Architectural Committee' shall mean the committee created by the Board to review and approve plans for the construction of improvements on any lot. If the Board does not appoint an Architectural Committee, the Board shall serve as the Architectural Committee."*

#### **DISCUSSION – Update to include:**

- Membership elects BOD and ACC
- President will remain an ex officio Member of every committee for one year following end of
- Only one member of each household is allowed to serve in an official capacity

- ACC keeping records of meetings
- Documenting decisions/submitting to BOD
- Plans can be submitted in writing/electronic submission
- Election process for ACC
- Appeals process

**CLOSING REMARKS:**

- Each group should revise their assigned portion of the document, as discussed during meeting, and updates will be reviewed during September BOD meeting.
- Submit final/revised document to attorney for approval, prior to presenting to membership

**MOTION:** Adjourn meeting

**Motion:** Andy Meyer

**Second:** Dave Dossey

**In Favor:** All present

**Opposed:** None

**Abstain:** None

**Meeting adjourned 9:02 pm**