



**Ranchcrest Homeowners Association, Inc.
Annual HOA Meeting of the Members
Tuesday, February 16, 2021
Zoom – Remote Meeting**

I. OPENING

Andy Meyer – Board Representative

- A. Call to Order
- B. Welcome and Opening Remarks

II. Adoption of Agenda

MOTION: Adopt Feb. 2021 HOA Meeting Agenda

Motion: David Dossey

Second: Elwynn Johnson

In Favor: All present

Opposed: None

Abstain: None

MOTION APPROVED – 2021 MEETING AGENDA

III. Reading and Approval of Feb. 2020 Minutes

Andrew Meyer – Board Representative

A. Amendment to 2019 Annual HOA Meeting Minutes

- i. ACC report presented at 2/2019 Annual HOA Meeting
- ii. Incorporate ACC report to meeting minutes

MOTION: Approval of Feb. 2019 meeting minutes w/requested amendment

Motion: Andrew Meyer

Second: David Dossey

In Favor: All but 1

Opposed: Kyle Marlin

Abstain: None

MOTION APPROVED – Feb. 2019 Annual Meeting Minutes approved, provided ACC report is included

IV. Reports of Officers

A. Treasurers Report

Bert Yow

- i. HOA Funds: 72 lots - \$50 annual HOA fee/lot – \$3,600 in dues annually
 - a. \$1760 - in checking
 - b. 18k CD in bank
 - c. Total Available Funds: \$2,2378.37
- ii. Homeowners Delinquent Dues
 - a. 3 Homeowners >2 years behind paying dues
 - b. Discussion planned for later in meeting

MOTION: Approval Treasurers Report

Motion: Andrew Meyer

Second: Albert Yow

In Favor: All present

Opposed: None

Abstain: None

MOTION APPROVED – 2021 TREASURERS REPORT

B. Ranchcrest ACC Report

Kyle Marlin

- i. ACC committee members are equal;/equal votes
 - a. Current Members: Terry Oster, Connie Simons, Kyle Marlin, Bob Stanton
 - b. Resignation: 1 member in April
- ii. ACC report attached

MOTION: Accept ACC report as submitted

Motion: Albert Yow

Discussion: 555 Ranchcrest Rd. – Non-compliant fence

- Plan of action to address non-compliance
- Suggestion: Discuss further at next BOD meeting
- Suggestion: retire into executive committee d/t sensitive enforcement dialogue Clinton Conley suggests adding line, for homeowner to sign, at closing to ensure they have read HOA documents at closing
- Documents previously provided at closing – several instances where homeowners did not receive documents until after closing
- Process for becoming member of the ACC –
- Request for ACC report to include volunteers for ACC committee & committee member approvals/denials
- BOD Treasurer provides resale certificate to Title Company – Title Co. should provide to homeowner at closing
- Suggestion: include all 3 versions of HOA Documents once central housing for records created
- Documents available to print for free via McLennan County Clerks website

Second: Andy Meyer

In Favor: All but 1

Opposed: Jazmine Bucher

Abstain: None

MOTION APPROVED – 2021 TREASURERS REPORT

V. Committee Reports

A. Grounds/Landscaping

Jasmine Bucher

- i. Lawn Maintenance:
 - a. New lawn maintenance company to maintain front entrance
 - b. looking into replacing dead tree at entrance wall
 - c. Barreras – only has 4 trees like current - \$170
- ii. Front entrance lighting
 - a. Quote to address lighting
 - b. Appx \$3,000 to replace transformers & update LED lighting

MOTION: Approve \$3000 estimate for lighting

Motion: David Dossey

Second: Jazmine Bucher

Discussion: Wynn will contact electrician

In Favor: All but 1

Opposed: None

Abstain: Chris Wynveen

MOTION APPROVED – \$3k for Front Entrance lighting updated

B. Homeowners List (emails)

Andrew Meyer

- i. Currently attempting to collect email address for all homeowners
 - a. Anyone who has access to another homeowner's email address, forward to member of BOD
- ii. Add homeowners email list to records housing once established

VI. Old Business

A. Annual Scope of Work

- i. Front Lighting – addressed above
- ii. Entry Landscaping – addressed above
- iii. Lawn Maintenance/Contract – addressed above
- iv. Front entrance water nozzle
 - a. Now locked – access with key

VII. New Business (Open Discussion)

A. Unpaid Homeowners Fees

- i. Addressed at sale of home with Resale Certificate
 - a. Homeowner charged late fee/transfer fee
 - b. Must pay prior to receiving resale certificate
- ii. Discussion: Compounded Interest penalty addressed in Bylaws - late fee charged in the past
- iii. Suggestion: call/email/letter/home visit to discuss/remind that payment is delinquent

B. HOA Lien – Violation of Covenants and Restrictions

- i. Advised, by attorney H. Wright, to avoid placing lean on properties w/o representation

C. Web Page – central location for documents – kept by secretary

- i. w/logo, documents, announcements, FB link, HOA business
- ii. Nothing fancy, not utilized for socializing
- iii. Suggestion: Google docs utilized as central housing for records – free
- iv. Suggestion: Simple neighborhood webpage for easy access to current/new homeowners
- v. Website is more accessible/people may not be familiar with google docs

D. HOA Sponsored Socials

- i. Halloween hayride
- ii. Suggestion: solicit neighborhood volunteers to plan community get together
- iii. Suggestion: Burger/food/ice cream truck
- iv. Suggestion: Welcome party
- v. Utilize Facebook page to promote social events/get togethers

E. Fund Raisers

- i. Consider fund raising events for neighborhood

F. Contest – Ranchcrest Logo

- i. Homeowners submit drawings/ideas
- ii. Logo will be used for Letterhead/official business/mailings/etc.
- iii. Prompt next BOD to address Ranchcrest Logo

VIII. Open Floor for new business

Recommendation:

- I. Business for new BOD to address
 - executive session with homeowner at 555 Ranchcrest regarding fence
 - Recent reports of car break-ins
 - Neighborhood security should be considered: Cameras/gate/additional lighting

IX. CLOSING REMARKS/Adjournment

2020 HOA BOD

2021 Ranchcrest Board of Directors Nominations

1. Jason Lavender
2. Clinton Conley
3. Elizabeth Crouse
4. David Dossey
5. Kristen Blancett
6. Bert Yow
7. Andy Meyer
8. Wynn Johnson
9. Jazmin Bucher

MOTION: Adjourn meeting

Motion: David Dossey

Second: Clinton Conley

In Favor: All present

Opposed: None

Abstain: None

MOTION APPROVED – 2021 Annual HOA meeting adjourned

2020 HOA Board Officers:

Kristen Blancett (Secretary)

Bert Yow (Treasurer)

Jasmin Bucher

David (Dave) Dossey

William (Bill) Hanks

Elwyn (Wynn) Johnson

Andrew (Andy) Meyer

John Noles (President)

neighborhood (noun): neigh·bor·hood | \ 'nā-bər-,hūd\

4a: the people living near one another “The whole neighborhood heard about it.”

b: a section lived in by neighbors and usually having distinguishing characteristics

“lived in a quiet neighborhood”

“When the world seems large and complex, we need to remember that great world ideals all begin in some home neighborhood.” ~ Konrad Adenauer