



## BOARD OF DIRECTORS MEETING MINUTES

DATE: Saturday, November 9, 2019

TIME: 9:30 AM

LOCATION: United Cooperative Services Community Room, 320 Fall Creek Hwy, Granbury, TX

Business to be conducted at the meeting shall be as follows:

- I. Call to Order, Welcome, Establish Quorum (Sarah Frink) 9:30 am  
Meeting called to order 9:33 AM. All board members present (KSa, SF, KSt, LA, JB)  
There is a quorum.  
SF announced that a town Hall meeting would be held on Dec 2, 2019.
- II. Approve Minutes from prior Meeting (Jim Butler) 9:35 am  
Minutes of Oct 12, 2019 meeting were summarized since they had not been emailed to members. JB made motion to approve and KS seconded, carried.  
One resident wanted the entire minutes read. He was given a copy of the minutes as others present did not express an interest in spending the time to read the minutes.
- III. Open Forum – Members will be allowed 3 minutes each to 9:40 am  
voice concerns after being recognized by the Board.  
Susie S. Asked who to contact if she wanted a different mail box post. JB referred her to the post office master general as they had to approve the mailboxes we have.  
Bryan M. Asked about opening the gates to get in.  
Bill P. indicated it is hard to get down streets with porta potties on road and contractors parked along the road. Referred to ACC.  
Susan S. She requested a sign or something to slow traffic. She has been almost hit backing out of her drive. She lives just below a steep hill top and her drive is blind spot.  
Sheila G. sent a letter to the board which SF read. In summary, it asked the board to enforce the CC&Rs.
- IV. Old Business (Sarah Frink) 10:10 am  
  
Cannot do:  
Set amount for transfer fee  
Add a playground facility at recreational area  
Side walks  
Recycle  
SF commented on questions from last meeting.  
The transfer fee voted on by the board at last meeting is not legal and thus will not be implemented.  
A playground facility is not planned at the current time. A first step will be getting a cost.

Our community is not designed for sidewalks and there is no plan to add sidewalks.

To the management company for review:

Move to a single garbage company in the neighborhood

One option is to increase the assessment to include garbage pickup.

Most people in attendance seemed to favor at least investigating this possibility.

Contractor and Realtor gate codes

A complex subject. This will be discussed with the new management company.

Set hours for construction in neighborhood

Will discuss with new management company.

To the maintenance committee for review:

Stop sign at back exit adjacent to the street.

County agreed to add stop signs at both entrances.

Back lots escape route

Still under study. The major issue is security versus easy escape route.

Mowing ditches

Request for bid is being done.

Signage around ponds and recreational facilities

The insurance company will dictate what signs are needed.

- V. Manager's Report (Susan Hall) 10:30 am
- VI. Committee Reports 10:50 am
- a. Finance (Lajuan Allen)
    - i. There is \$238,000 currently in the bank.
  - b. Social (Sarah Frink)
    - i. Halloween plans were a success. There were 30+ trick or treaters.
    - ii. In Dec there will be a social at pavilion with Santa Claus. Time to be announced.
  - c. ACC (Kyle Strongin)
    - i. 2 homes approved
    - ii. 5 fences and pools approved
    - iii. 2 detached garages approved.
    - iv. No variances from the CC&Rs were granted.
  - d. Maintenance and Grounds (Jim Butler)
    - A survey of needed stop signs was completed. 13 stop signs are needed. The street signs will be moved to comply with county rules and the stop installed at the same time. Work volunteers will be requested.
    - The uninstalled mailboxes were moved from storage to storage at the pavilion, saving \$100/mon.
    - Request for bids are being prepared for maintaining the gates, mowing the ditches, and keeping the landscaping pretty. The committee is in favor of using perennial native plants in the future.
    - Greg met with the gate people and said we have a lot of work to do.

VII. New Business

11:00 am

a. Management Company Contract

SF made motion to terminate TXPOA as property manager and hire Property Management Group for a contract term of 18 months. (KSa, SF, KSt, LA, JB voted in favor)

b. 2020 Budget

LaJuan made a motion to approve a budget of \$180,000 (includes next year's dues) and \$180,000 reserve funds. KSa seconded. (KSa, SF, KSt, LA, JB voted in favor)

c. Nomination and placement of officer

LaJuan made a motion to nominate and place Mr. Erick Quarles as an Asst. Treasurer. Seconded by SF. (KSa, SF, KSt, LA, JB voted in favor)

d. Collection Policy

KSt made a motion to approve the collection policies as outlined in Rolling Creek Ranch Collection Policy (Document 1) and Covenant Enforcement and Fining Policy (Document 2. JB seconded. (KSa, SF, KSt, LA, JB voted in favor)

e. Establishment Improvement submission fee

KSt made a motion to establish a \$25 ACC Application Fee for improvements to an existing home. KSa. (KSa, SF, KSt, LA, JB voted in favor)

VIII. Adjourn at 10:04 AM.

Jim Butler  
Secretary