



Annual Meeting Minutes
June 30, 2020 at 7:00pm

Please join my meeting from your computer, tablet or smartphone.

<https://global.gotomeeting.com/join/943202365>

You can also dial in using your phone.

United States: [+1 \(571\) 317-3112](tel:+15713173112)

Access Code: 943-202-365

In attendance:

Sarah Frink- **President**

Ken Sapp- **Assistant Secretary**

La Juan Allen- **Treasurer**

Kyle Strongin- **Vice President**

Jim Butler- **Secretary**

Dawn Kelly- **Property Management Group (PMG)**

Janna Perez- **Property Management Group (PMG)-Virtual Call**

Attendees: Gregory Bryan, Drew Frink, Ralph & Resie Walker, Tom & Carrol Simanek, Al Petrasek, David & CJ Fortson, Gary & Karen Martin, Marquis & Debra Moore, Christopher Allen, Dee Ann France, John Sims, Todd & Chelsey Gibson, Erika & Derek Meuse, Michael Walker, Ralph & Carol Hanna, Jon McCracken, Ken Watson, Sheila Blankenship, Erick & Jo Quarles, Tim Durkin, Matt Strongin, Dwayne Adkins, Denny & Terry DeBoom

Virtual Attendees: John O'Brien, Josh Tanner, Chelsea Chinworth, Karen Smith, Karyn Barrett, Bin Li, Christina Peterson, Michael Connor, Adam Dake, Amy Larkin, Assaad Mourad, Bill Perro, Derrick Boyd, Ed Dally, Edward Fleming, Evaleen Locke, Jacque Roach, Jane Butler, Jim Gaffney, Jing Fei, Johnny Richards, Kathy Turpin, Lacey Frenzi, Laura Paulsen, Lorain Knight, Michael Barker, Michael Milligan, Mike Hudson, Mona Wardlow, Nicole Mueller, Phyllis Robertson, Mark & Julie Prewitt, Richard Locke, Shannon Xi, Sheila Goodwin, Steve IMAC II, Suzanne Gill, Xu (TRX) Min, Marvin Jones, Patrick Dvorak, Fred & Jacque Patrick, and Min Xu

Meeting began at 7:03pm.

Call To Order, Welcome, Establish Quorum: (Sarah Frink)

- Sarah Frink called the meeting to order, board members introduced themselves to homeowners in attendance, and board quorum was met to proceed forward with the general board meeting.
- Sarah Frink stated that the first announcement was that everyone should have received their ballot packet in the mail. As everyone probably noticed, there are multiple errors between the printer and admin. We have requested a refund from the printer. Also, when the amendments went through the integration process with the existing CC&R's, it

changed the original intent of the amendment. So we need to go back and fix these errors.

- Sarah Frink stated that the second announcement is that we can't run two elections at once online. I know a lot of you have requested online ballots. After the Board election closes and the admin errors are fixed the online ballots can be created. Don't worry! These amendments will be available for vote for a while because we will need 67% approval votes for the amendments to pass. So, we will wait and talk about these once the language and the ballot are correct. Hopefully, things will continue to open back up and we can have another in person meeting.
- Sarah Frink stated that speaking of the venue, we were very graciously given this space by the Granbury Live. Usually, they charge to rent the space...but they were very kind and let us have the area for free this evening. Please make sure we are respectful and clean up any trash. Donations are being accepted. As you can imagine, they are going through a difficult time. We can also use some help putting chairs and tables away. So that leaves us with the Board elections tonight. As always, please be respectful. With that said, we are going to turn it over to the management company.

Nominee Introductions:

- **Gregory Bryan-** Mr. Bryan stated he has been a property owner since 2016 and he has been volunteering with the Maintenance and Grounds committee in aspects to installing mailboxes and other maintenance items around the gates. Mr. Bryan's goal for serving on the board of directors is to bring love and unity to the HOA so that it is a good neighborhood.
- **Michael Connor-** Mr. Connor was not in attendance to speak.
- **Al Petrasek-** Mr. Petrasek stated he has been a property owner since November 2019 and he is a retired civil engineer who has worked for the City of Irving & Dallas, the U.S. Environmental Protection Agency, and several engineering firms throughout his life. Mr. Petrasek's goals for serving on the board of directors is to preserve property values, being open and transparent with all homeowners, and having open monthly meetings to discuss the budget and financials with all homeowners.
- **Erick Quarles-** Mr. Quarles stated he has been a property owner since September 2019 and he has been a volunteer on the ACC Committee for the community. Mr. Quarles's goals for serving on the board of directors is to get the erosion and drainage issues under control and assist homeowners by making the ACC process as easy as possible so that all homeowners are staying within the guidelines for the community.
- **Ken Sapp-** Mr. Sapp stated he has political experience of 4-years as Commissioner Planning & Zoning Board City of NRH and 6-years on the City Council of NRH. Mr. Sapp further stated he has 18-years' experience on the board of Thornbridge HOA. Mr. Sapp's goals for serving on the board of directors is that there needs to be open communication, the board needs to do things different and better, the board needs to develop a budget, and he wants to be a valued member of the community. The current board does not encourage different opinions and in 9-months, the current board has not accomplished very much.
- **LaJuan Allen-** Mrs. Allen stated her main reason for wanting to be a part of the board was to find out where the HOA money was going to back in 2019. Mrs. Allen stated that the past management company did not have any historical data and no budget created before the homeowners took over in late 2019 and the current board and budget committee had less than 2-months to create a 2020 budget without an established trend to fall back on. All board members approved the 2020 budget, Ken Sapp seconded this motion back on November 2, 2019, and this budget was made available for all

homeowners to view. Mrs. Allen stated that in 9-months the board and volunteers have gone through boxes and boxes of homeowner accounts, bills, and past due invoices to try and discover where all the past HOA money and expenses have gone to for the community. Mrs. Allen's main goal is still to keep up with HOA money, provide transparency to all homeowners regarding HOA money, and be able to help create a better 2021 budget based off of trend for the community.

- **Jim Butler-** Mr. Butler stated that if he is elected, this will be his last year on the board. Mr. Butler wants continuity for the board because it takes 9-months to a year for the HOA to start functioning as a community. Mr. Butler stated that this current board has worked hard and made many accomplishments for the neighborhood. Mr. Butler feels that the same board members should be reelected to continue on the destined paths of familiarity on issues that are being worked on at this time for the community otherwise new board members will be in the same boat that the current board was in 9-months ago.
- **Kyle Strongin-** Well this has been an interesting year to say the least. To begin, I have to say thank you. Thank you to those of you that have volunteered your time, energy, and effort to move forward. And thank you to our neighbors that have been gracious and forgiving during this transition. We have some of the most wonderful volunteers on the maintenance, finance, and ACC committees who are committed to making this the best community possible. They have devoted countless hours both day and night, weekday and weekend to sorting and organizing the paperwork we were provided by TXPOA, putting numbers to our current financial situation, setting up maintenance RFPs and assigning contracts, having meetings both in the neighborhood and at people's homes with local experts to better understand issues like drainage, erosion, roads, and safety in order to make decisions regarding the best path forward, speaking with various trades about fixing/improving the common areas, driving the neighborhood to monitor and add additional work, researching and redlining our current governing documents to save time and money on necessary legal fixes, and on and on. It would be a guess at best, but I would assume well over 1000 hours have been spent by your committee members and volunteers. At the end of the day, we all want what's best for our families, our homes, our neighbors, and our property values. So where do we go from here? During the initial setup of the board, I shared with you about the neighborhood I grew up in. One where we were a family. Maybe it's naive of me, but I still have the hope that this will also be true of Rolling Creek Ranch. Through all the frustrations, through all the anger, through all the false accusations, misunderstandings, gossip, and rumors, I still see that we are surrounded by wonderful, albeit flawed people. I have personally given up time with my family and time with my boys, time that I will never get back, to try and make the best of a very bad situation. We as a board, committee members, and volunteers have since day one, taken all the information we had, did our due diligence to make decisions in accordance with the governing documents that we have to work with. The board and committees took an oath at the beginning to uphold the CCRs and Bylaws and make decisions based on the rules that they provide. The board and committees are not and have never been able to make any decision based on opinion; if this were the case, we would all be held accountable for not abiding by these legally binding documents. I'm a problem solver with OCD, I don't like looking at something that is broken and expecting someone else to fix it. I'm not looking for anyone's vote, but I do ask one thing of you,

have a conversation with your neighbor. If you hear something that doesn't sound right, go to the original source, not your next door neighbor or your Facebook friend but the original source, have a conversation. You'd be surprised how much you actually have in common with someone you may have only heard negative things about. If we are going to work together as a community, have each other's back, and do the best we can for everyone in our community, I will be more than happy to help. But if the rumors, lies, gossiping, and downright nastiness are going to continue, please realize that I want no part of it. Please instead, vote for someone who is more than willing to play those games and continue down a path that is only meant to pit us against each other. I will leave you with this. I have been part of a bible study with several other ladies in the neighborhood who I am now blessed to consider very dear friends. We recently finished this book last week and this passage stuck out to me as a good example of the type of person we should all strive to be and even more, the type of people we need to right the ship at a time like this. I will leave you with this. I have been part of a bible study with several other ladies in the neighborhood who I am now blessed to consider very dear friends. We recently finished this book last week and this passage stuck out to me as a good example of the type of person we should all strive to be and even more, the type of people we need to right the ship at a time like this - quote from "A Shepherd Looks at Psalm 23".

- **Sarah Frink-** Mrs. Frink stated that she would like for everyone who is on a committee, volunteered, or on the board to stand so that everyone can give them a round of applause for all of their hard work for the past 9-months. The last nine months have been full of challenges but I have been humbled and honored to serve as the president of this great neighborhood. If there's one thing I have done well it is assembling a very talented team of people who have dedicated themselves to the betterment of our neighborhood. This team deserves the praise for every success. Well there have been great improvements, there have also been learning lessons. We are imperfect people trying to improve an imperfect situation. As we continue to move forward, I implore you to please vote for those who believe in community, togetherness and progression. One of the greatest threats to our society are the phrases, "this is how we have always done it" and "this is what I did at my last place". Experience is great, but character matters more. Let's stop the drama tonight. My commitment to the neighborhood is what it has always been...To find the balance between structure and personal Liberty. We aren't there yet. More difficult decisions lie ahead for us. we can choose to fight amongst each other, or rally and find a solution. I would be honored to help create a path for the future. As always, I will keep you informed every step of the way, giving residents as much information as I can to move the community forward. my main goals for the upcoming year are to get our finances in order and do that reserve study so we can project our expenditures for the next 30 years, get our infrastructure situated, and have some fun Getting those common areas up like they should be.

Ask A Candidate:

- **Ken Sapp:**
 1. Is your vision for RCR to be a country neighbor (less rules) or more city-filled (cookie cutter rules)? My vision is to have quality homes and protect property

values by following the structure and guidelines of the HOA in a rural environment.

2. If you would waive a magic wand and change (add/remove/modify) any rule, what would you do? To incorporate community guidelines to provide interpretation of the CC&R's for homeowners.
 3. Do you believe a neighborhood is better run wholly by a board or by neighbor input and vote? Guidelines are required to seek input from homeowners, but the board needs to follow bylaws and CC&R's.
 4. What have been your major accomplishments over the last few months? Working my landscaping and home to credit the community and got married. As a Board member though, not very much. As a matter of fact, I have been the voice of dissent on the board. I have a lot of knowledge about budgets, but the board has not let me assist with this area of my expertise. My opinions are not respected and are ignored by the current board.
 5. What is your opinion concerning an increase in dues, in order to maintain community property- streets, gates, rows, etc.? I would approve an increase in dues if justified and necessary to preserve values of the community. Periodic maintenance can save the HOA lots of money down the road.
- **Al Petrsek:**
 1. Is your vision for RCR to be a country neighbor (less rules) or more city-filled (cookie cutter rules)? Country wide to protect property values.
 2. Do you agree with more signage in RCR or do you believe there is any excessive and unnecessary signage that is not typically seen in neighbors? Agrees with more signage and quality of signs need to be improved.
 3. If you would waive a magic wand and change (add/remove/modify) any rule, what would you do? To incorporate community guidelines to provide interpretation of the CC&R's for homeowners to live in harmony.
 4. What is your opinion concerning an increase in dues, in order to maintain community property- streets, gates, rows, etc.? Only if necessary to maintain infrastructures.
 - **Erick Quarles:**
 1. How would you handle any improvements that are not being built as ACC approved? Excluding the obvious such as things need to change sometimes due to excessive cost, unavailable material, etc. If an improvement is not ACC approved, then the homeowner would be sent a cease and desist letter.
 2. Do you agree with more signage in RCR or do you believe there is any excessive and unnecessary signage that is not typically seen in neighbors? Agrees with more signage and believes most signage has been efficient to the community.
 3. If you would waive a magic wand and change (add/remove/modify) any rule, what would you do? Doesn't want to change any rules and wants homeowners to follow the established HOA guidelines.
 4. Do you have time to continue to do the "heavy lifting" that the board has been doing until everything is finally in place? Yes.
 - **Michael Connor:** Not available to answer submitted questions.
 - **Gregory Bryan:**
 1. If you would waive a magic wand and change (add/remove/modify) any rule, what would you do? No problems with rules in place.
 - **Jim Butler:**
 1. If you had to choose between Sarah Frink and Ken Sapp as President, who would you choose and why? Chose not to answer.

- **Sarah Frink:**
 2. What are your top three priorities over the next year? I already answered this earlier but my top priorities are fun, money, and infrastructure.

Voting Instructions:

- PMG stated that all homeowners can submit their votes through the online website or the paper ballot that was mailed out to all homeowners by email, or fax through July 1, 2020.

Resident Q&A (2-minutes per resident):

- **Mike Walker-** Mr. Walker asked if the board had thought about conducting surveys to get homeowners thoughts regarding upcoming HOA changes/improvements decisions? Sarah Frink stated that she has used the HOA website for polls and surveys. Ken Sapp stated that quarterly meetings are needed to gain personal dialogue from homeowners on decisions for the community.
- **Suzanne Gill-** Ms. Gill asked who elects the ACC committee and are there other committees in the community where volunteers are needed? Kyle Strongin stated that the newly elected board 9-months ago elected the ACC committee. Mrs. Strongin stated that there are forms on the website so volunteers can apply for maintenance, social, and the ACC committees. All committees need volunteers at this time.
- **Butch Condit-** Mr. Condit wants to see executive meeting minutes. Sarah Frink stated that the board cannot share executive meeting minutes, but that decisions that are made in executive session are announced in open meetings.
- **Ralph Hanna-** Mr. Hanna would like for the board to quit having closed meetings and put Ken Sapp back on the Facebook page. Mr. Hanna would like more transparency from the board.
- **Terry DeBoom-** Ms. DeBoom asked who oversees the budget? LaJuan Allen stated that she and two other homeowner volunteers oversees the budget and then the whole board approves a yearly budget. Mrs. Allen stated that no checks are written without board approval. Ms. DeBloom asked what PMG does for the neighborhood? PMG stated that they complete neighborhood CC&R drives, sets up/organizes HOA meetings, completes all resales for title closings for all new homeowners, facilitates legal action against delinquent homeowners, help homeowners set up payment plans, pays all HOA bills, oversees a CPA who conducts monthly financials and the yearly taxes, bids out and purchases HOA insurance, receives bids, works and pays vendors, etc. PMG currently manages 68 HOA communities and the owner is a practicing attorney in the DFW area.
- One homeowner wanted to know if the board has considered the possibility of a gate security system? Sarah Frink stated that they have received some gate security system bids with the lowest bid being a simple system of \$3,000.00 to the Mac Daddy system bid of \$8,000.00. The board will ask homeowners their choices down the road.
- One homeowner wanted to know if the entire board is reelected, could all board members put aside their differences and come together for the community? Sarah Frink stated yes. LaJuan Allen stated yes that she can work with anybody and that we are all adults and we can make this happen for the neighborhood.
- One homeowner stated that there are five strong board members who have been leaders in their prior lives. This homeowner stated decisions that the board makes, which all board members might not agree on but were approved by majority votes, should not be talked about to homeowners whom are not board members. The entire board should respect and support the decisions that are voted on and approved or denied by the board.

- One homeowner stated that he has received fines as a new homeowner. The board will not discuss individual homeowner accounts at this meeting. The homeowner needs to reach out to PMG by email to discuss his account and PMG can send to the board for a decision.
- One homeowner asked what PMG is doing about lots not sold that have high grass? PMG and Sarah Frink stated that at this time, there are 104 open violations of only 280 homes. PMG and the board are following the violation and fining policy in issuing violation letters and eventually fines if the violation is not completed in the designated manner of time. PMG further stated that they are working with construction companies and homeowners who own lots who are also having financial hardships due to the COVID pandemic. PMG suggested that homeowners can also report to county code compliance to help assist the HOA on lots with high grass.
- One homeowner asked for an update on the erosion issue on Heathington? Sarah Frink stated that the HOA is still waiting on reports from the NLP, but COVID-19 has held up this issue at this time. Once the NLP provides, this information will be available to homeowners.
- One homeowner stated that erosion from his neighbor is affecting his property. Sarah Frink stated that the HOA cannot get involved with neighbors and property lines, but the HOA can provide resources and information on who the homeowner needs to contact for assistance.

Election Results:

- PMG completed the verification process on ballot submissions on July 2, 2020 and the new board members for the community are LaJuan Allen, Gregory Bryan, James Butler, Sarah Frink, and Kyle Strongin.

Meeting adjourned at 8:21pm.

