



General Board Meeting Minutes  
September 24, 2020 at 1:00pm

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

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United States: +1 (872) 240-3212

**Access Code:** 688-076-197

**In attendance:**

Sarah Frink- **President**

Jim Butler- **Vice President**

La Juan Allen- **Treasurer**

Kyle Strongin- **Vice President**

Gregory Bryan- **Secretary**

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

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

**Attendees:** Suzanne Gill, Laurie Hamric, Bobby Cupp, Brenda Bryan, Lorain Knight, Lori Casey, Renee & Bo Walker, Steve Chensky, Bin Li, and Tyler Lybarger

**Call the Order, Welcome, Establish Quorum (Sarah Frink):**

- PMG and Sarah Frink called the meeting to order at 1:01pm, welcomed everyone, and stated that board quorum was met to conduct the general board meeting.

**Approve Minutes from Prior Meeting (Greg Bryan):**

- Greg Bryan motioned to approve the prior meeting minutes, Kyle Strongin seconded in this motion, all in favor, and the motion passes.

**Open Forum- Community Member Questions (Sarah Frink):**

- We had a question submitted by Mr. Sapp asking about traffic control on Heathington. The stop signs are on order and should be here soon. We had some delay in getting the poles in stock. The three-way stops will be placed at the corners of Martin/Heathington and White/Lydia. These will also function as our school bus stops.
- The tractor that was broken down and left on Heathington will be moved today.
- The trees on the pavilion are being chipped and these tree chippings will be placed on the walking trail for the community.

**Current Business (Sarah Frink):**

- Financial Items. The Reserve study has been ordered. For those who do not know, a reserve study looks at all the infrastructure and future costs of maintaining the development. The company will do a financial analysis to determine what dues rates are appropriate given the community specifications. It will be available hopefully in November. With that said, we are already being advised to implement the 10% dues increase to cover inflation costs. This will increase annual dues from \$600 per year to \$660 per year. The finance committee is putting the final touches on the proposed budget and this will be available for discussion and Board vote next month.
- CCR updates. We are waiting on the reserve study and working on a Declaration update.
- School bus. If your children want to or currently ride the school bus, please take the survey available online. We have to tell Granbury ISD what homes will be participating.
- There are additions to the welcome packet and service provider lists that will be available soon.
- Erosion and drainage. This continues to be the major task to get completed. The weather has not been as cooperative as we would like, and good contractors are hard to find. If you look, there has been concrete reinforcement on Lydia Lane South and Lydia Lane North. Coastal Meadows will be getting a concrete upgrade. There are two companies currently bidding for the road seal coating and alligator crack repairs. We have had three no bids. Some of the drainage work will be completed when the shoulders in phase one are put back in during the road process.
- When it comes to homeowner drainage, we would like to say thank the builders and homeowners that have worked with us to get the proper culverts installed. If you do not know, it is a Hood County requirement that all culverts must be a minimum of 18 inches, and in some cases larger depending on the lot location. These mandatory culvert sizes are available on the Rolling Creek Ranch website and Hood County. If your culvert is not the correct size as required by the engineering plans, you will be required to work with your builder to remedy the violation. Also, if your lot has standing water (water that isn't flowing naturally) you are in violation of 3.30 of the CCRs and also in violation of the Texas Health and Safety Code Chapter 343, B(3) which requires property owners to maintain their premises in a manner that will not create an unsanitary condition likely to attract or harbor mosquitoes, rodents, vermin, or other disease-carrying pests. Standing water is a public health issue as disease carrying mosquitos use it for breeding. If you have water that does not drain properly after a rainstorm, tall grass or other erosion issues, please address them immediately. Homeowners will be subject to fines for properties not in compliance with the CCRs and State Code.
- Halloween- We are in the process of organizing Trick or Treat for RCR this year. We know houses got missed last year, and because of COVID-19 we need to do something different this year. As of now, the idea is to block off the middle portion of Martin Dr from 7-9 pm 31 Oct, 2020. You may choose to park your vehicle along Martin Dr, or bring chairs and sit along the roadway. This should allocate enough space to socially distance, but also allow the kids to have a more traditional Trick or Treat experience. More details to come.

- Delinquent Accounts- Jim Butler asked PMG for a status update on delinquent accounts. PMG stated that in the past few days they have received payments from homeowners and she will provide a collection report today to the board that will show the account status, if a payment plan is in place, etc. Sarah Frink stated that the board will discuss more about finances at the October meeting.

**New Business:**

- ***Committee Members (Jim Butler)***- After reconvening from the executive session at 1:26pm, Jim Butler motioned to place Ms. Renee Walker on the Finance Committee. LaJuan Allen seconded this motion, all in favor, and the motion passes.
- ***Approval of Fines/Fees on Homeowners (Kyle Strongin)***- Kyle Strongin stated that the HOA has conducted mandatory violation drives through the community and approximately 54 homes are in violation of the CC&R's and these homeowners will be fined accordingly by following the fining policy. Jim Butler seconded this motion, all in favor, and the motion passes.

Meeting adjourned at 1:27pm.