

Spring Ranch Homeowners Association

ANNUAL MEETING

February 3, 2020

7:00 PM

Godley United Methodist Church

AGENDA

- I. **Call to Order** – 7:05 PM
- II. **Financial Report**
 - a. Eric Hardin presented 2019 year end numbers and 2020 annual budget
- III. **Board of Directors Election**
 - a. Eric Hardin discussed that bylaws were recently updated to clarify that *“The Board of Directors shall consist of at least three (3) and no more than five (5) directors.”* and that *“following the initial two year term of the homeowner elected Board, 51 % of the board members will remain for an additional one (1) year term, to stagger future terms.”* The term for directors remains at two years except for this one exception.
 - b. Call for any outstanding votes
- IV. **HOA Year in Review**
 - a. 5 New Homeowners

33 ACC Requests (majority were out buildings, fences and pools)

39 Violations
 - Failure to Obtain ACC Approval (4)
 - Fine Warning (6)
 - Fine (2)
 - Flower Beds (2)
 - Landscape Installation (2)
 - Lawn Upkeep (20)
 - Nuisance (1)
 - Out Building (2)
 - Pets (1)
 - Trailers (7)
- V. **Member Questions**
 - a. Addressed a comment about street parking in neighbor’s grass when having large gatherings. This damages turf and sprinkler systems.

- i. Homeowners are encouraged to talk to their neighbors about parking issues.
- b. Discussed entrance options, past work on median, gated options and sign, as well as present sign work being done.
- c. Discussed “What’s the point of an HOA?”
- d. Discussed “What does the management company actually do?”
- e. Discussed “What about a common area or playground?”
 - i. All lots are privately held. There is no common area in the HOA.

VI. Election Results

- a. Ballots were tallied by GloboLink and results were presented by Eric Hardin.
 - i. 2020 – 2021 Board of Directors
 - Amanda Jackson
 - Eric Hardin
 - Brandon Yeager
 - Lauren Edwards
 - Chris De Groot

VII. Adjourn – 7:46 PM