

SPRING RANCH HOA BOARD MEETING MINUTES

Time and Date: 12:00 PM July 1, 2019

Location: Conference Call

Agenda

- I. Call to Order – 12:03 pm**
 - a. Attendance – Eric H., Chris D., Lauren E., Amanda J., Cyndi W.

- II. Financial Report**
 - a. Review YTD financial report
 - i. Repaired Fence – to be painted? Cyndi to follow up with vendor.
 - ii. Motion to approve financial report as presented made by Amanda, 2nd Chris – motion passed unanimously.
 - b. GloboLink is moving all HOAs that they service to a new bank that only services HOAs. Cyndi to send board the information for review.

- III. Old Business**
 - a. Dues Update
 - i. One unpaid balance
 1. Chris made a motion to start the lien process, 2nd by Amanda – motion passed unanimously.
 - b. Violation Status & Unpaid Fines
 - i. One open violation receiving fines under Mowing, Weeding, General Appearance Issues. Homeowner is not responding. No additional action at this time.
 - c. Review HOA fine policy

- i. Changes were presented to the Enforcement Guidelines document for:
 - 1. Fines related to pets
 - a. Motion made by Eric to accept as presented, 2nd by Chris – motion passed unanimously.
 - 2. Fines related to starting a project that requires ACC approval before receiving approval from ACC.
 - a. Motion made by Lauren to accept as presented, 2nd by Chris – motion passed unanimously.
 - ii. New Enforcement Guidelines document to be distributed to homeowners as required by state code.
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- d. Entrance sign & landscaping
 - i. Board is working on a proposal to the Johnson County commissioners. Proposal is to use existing median area for an entrance sign.

IV. New Business

- a. Annual Member meeting
 - i. Can be any month – we are only required to have one per year – review at next board meeting
- b. HOA Dues payment date
 - i. Discussion about payment date options – review at next board meeting
- c. Schedule next board meeting
 - i. Friday October 11th at noon.
- d. Board Elections
 - i. Eric to work with Cyndi to understand the rules and process for elections in 2020. Will discuss at next board meeting.

V. Adjournment – 12:57 pm