

SPRING RANCH HOA BOARD MEETING MINUTES

Time and Date: 12:00 PM October 18, 2019

Location: Conference Call

Agenda

- I. Call to Order – 12:01 PM**
 - a. Attendance – Eric H., Chris D., Lauren E., Amanda J., Cyndi W.
- II. Review & Approve July Meeting Minutes**
 - a. Motion to approve the July meeting minutes made by Lauren, 2nd by Chris - Motion carries.
- III. Financial Report**
 - a. Review YTD financial report
 - i. Motion to approve financials as presented made by Chris, 2nd by Lauren – Motion carries
- IV. Old Business**
 - a. Dues Update
 - i. One open balance - the homeowner is communicating with Globolink and is indicating they will work out payment.
 - b. Violation Status & Unpaid Fines
 - i. One open balance – working with homeowner to collect.
 - c. Review adopted changes to HOA *Enforcement Guidelines* from July board meeting.
 - i. Discussion on the need to files these changes with the State of Texas due to state changes since the formation of the HOA. Cyndi has submitted the changes for Eric to review and approve.

- ii. Cyndi to also draft updates to the wording of the Declarations regarding the vote required by membership to amend or change the Declarations to be consistent with the State of Texas requirements.
- d. Entrance sign & landscaping
 - i. Amanda and a homeowner met with David Disharoon of Johnson County Public Works to discuss a sign at the median at the entrance. He said that professional plans drawn by an engineer could be submitted to his office to be presented at a Commissioner's Court meeting. He indicated that a variance is not likely though. David's suggestion is that any signage be placed on the existing pillar or within a homeowner's lot.
 - ii. The BOD will explore pillar options for an entrance sign.

V. New Business

- a. Annual Member meeting
 - i. Board will pick date at January BOD meeting with target date of early March or later.
- b. Board Elections
 - i. Discuss at January BOD meeting.
- c. HOA Dues payment date
 - i. Discussion held on moving the dues payment date from January 1 to later in the year.
 - ii. Motion to move the Annual Assessment due date to March 1, 2020 made by Amanda, 2nd by Lauren – Motion carries.
- d. Bank change
 - i. No new discussion. Reserve account is now earning interest.
- e. 2020 Budget
 - i. Cyndi will get first draft to Amanda in December. Amanda will have a recommendation prepared for January BOD meeting.
 - ii. Contingency Reserves
 - 1. BOD to discuss amount to sweep in December.
- f. ACC requests
 - i. Reviewed the status of open requests

- ii. Discussed approved projects that have not been completed and the need to reach out to the homeowners for an update on the project.
- g. CCR Enforcement
 - i. Discussed the amount of stone and brick debris that is present on many lots in the neighborhood.
- h. Schedule next board meeting
 - i. January 17th conference call at noon.

VI. Adjournment – 1:19 pm