

SPRING RANCH HOA BOARD MEETING MINUTES

Time and Date: 12:00 PM January 17, 2020

Location: Conference Call

Agenda

- I. Call to Order – 12:00 PM**
 - a. Attendance – Eric H., Chris D., Lauren E., Amanda J., Cyndi W.
- II. Review & Approve October Meeting Minutes**
 - a. Motion to approve the October meeting minutes made by Amanda, 2nd by Chris - Motion carries.
- III. Financial Report**
 - a. Review 2019 financial report
 - i. Motion to approve financials as presented made by Chris, 2nd by Lauren – Motion carries
 - b. 2020 Budget
 - i. Review and approve
 - ii. Motion to approve 2020 budget with changes discussed made by Lauren, 2nd by Amanda – Motion carries
 - iii. Contingency Reserves
 1. \$2,000 sweep for 2019 as defined in 2019 budget
- IV. Old Business**
 - a. Dues Update
 - i. No outstanding dues as of 12-31-19
 - b. Violation Status & Unpaid Fines
 - i. No open violations or fines at this time.
 - c. Entrance sign & landscaping
 - i. Discussed signage on the existing pillar at the entrance.
 - ii. Lauren emailed board with suggestions to review. Quote to follow by end of Q1.
 - iii. Eric to explore electricity options to front pillar by contacting UCS.
 - d. Annual Member meeting date
 - i. Tentative March 3, 2020. Godley Methodist Church, 7 pm

1. Cyndi to check location availability.

e. Board Elections

- i. Discussion on number of Directors required by state code.
 1. Motion to amend to Bylaws, Article 4.1(a) to *The Board of Directors shall consist of at least three (3) and no more than five (5) directors.* made by Eric, 2nd by Lauren – Motion carries
 2. Cyndi to make changes and file with state.
- ii. Cyndi to send draft recommending wording for director term staggering.

f. State required updates

- i. Discussed updating 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.
- ii. No filing change required. State law would apply in any dispute.

g. ACC requests

- i. Discussed approved projects that have not been completed and the need to reach out to the homeowners for an update on the project.
 1. Board members should email requests for follow up to Globolink.

h. CCR Enforcement

- i. Discussed the amount of stone and brick debris that is present on many lots in the neighborhood.
 1. Recommendation to send notice to homeowners that are in violation of the debris section of restrictions.

V. New Business

- a. Discussion about complaint between two homeowners.
 - i. No BOD action at this time.
- b. Schedule next board meeting
 - i. To be scheduled at Annual Member meeting

VI. Adjournment – 1:09 pm