

BOARD MEETING MINUTES

Date and Time: March 28, 2022 at 6:30 PM

Location: 7220 Spring Ranch Ct.

- 1. Call to Order – 6:30 PM**
 - a. Rich, Michelle, Todd, Eric, Jeff and Cyndi present
- 2. Review & Approve Prior Meeting Minutes**
 - a. Motion to approve the November 22, 2021 board meeting minutes made by Michelle, 2nd by Rich. Motion carries.
- 3. Financial Report**
 - a. 2021 Year End financial report
 - i. Motion to approve the financials as presented made by Todd, 2nd by Rich. Motion carries.
 - b. 2022 Year to date financial review
 - c. Dues update
 - i. 1 homeowner has dues outstanding from 2021
 - a. Board agrees to still send letter.
 - ii. Reviewed outstanding 2022 dues
- 4. Old Business**
 - a. Violation Status & Unpaid Fines
 - i. Discussed open issues
 - b. Discussed changes to Restrictions, Bylaws and processes due to property code changes
 - i. Need to update CCRs to be consistent with new Property Code.
 1. Any change must be approved by homeowners
 - ii. updated bylaws for committee formation
 1. Suggested Change - Article 5.2 Number; Qualification; Term. Excluding the Architectural Control Committee (ACC), each committee will consist of two or more persons and must include at least one director as a member. The director(s) on each committee are to be appointed by the President and adopted by a majority of the entire Board of Directors. The Board may designate one or more of its directors as alternate member(s) of any committee except the ACC, who may, subject to any limitations imposed by the Board of Directors, replace absent or

disqualified members at any meeting of that committee. The Board of Directors may also appoint any Member to serve on a committee. The number of committee members may be increased or decreased by resolution adopted by a majority of the entire Board of Directors except for the ACC. Each committee member shall serve as such until the earliest of (a) the expiration of his or her term as director, (b) his or her resignation as a committee member or as a director or (c) his or her removal as a committee member or as a director.

2. Motion made by Eric to update bylaws to proposed change on committees, 2nd by Jeff. Motions carries.

iii. Need to establish annual review guidelines for ACC

c. Discussed ACC project completion review process

d. Discussed Community Policies and Guidelines

i. Reviewed Enforcement Guidelines

ii. Need to add a Hearing Process for Denied ACC submissions?

iii. Reviewed the Restriction regarding CCRs changes.

1. Board agreed that 51% applies per **CCR Article IX, - Section 11** because the HOA assumed all rights of the developer when the last lot was sold.

e. Front entrance

i. Solar lights

ii. Explore other fence options

f. Social committee

g. Neighborhood security

5. New Business

a. Elected board positions

i. President - Eric

ii. VP - Rich

iii. Treasurer - Todd

iv. Secretary - Michelle

v. Member at large - Jeff

b. Discuss results and next steps for CCR change regarding flags and flagpoles.

c. Schedule next board meeting

6. Adjournment – 9:03 PM