

RCMC BOARD OF DIRECTORS MEETING  
Monday, September 17, 2018

President Stephen Spencer called the meeting to order at 6:34pm.

Present: Ben Andrews, Marc Rosenthal, Craig Schooler, Stephen Spencer, Sam Stanphill, Sandy Stratton, Laurel Taylor, Darin Zumwalt and Myra Zumwalt. Absent: Jonathan Pearson

Residents Attending: Opal & Mike Tomlinson, Dick Baggett, Bob Moore, Douglas & Sharon Duvall, Curtis & Blaine Wurschel, Daniel Martinez and Kim Coulter

The Pledge of Allegiance led by Ben Andrews started the meeting.

Stephen stated that the minutes from the previous board meeting had been circulated by email. Stephen asked if there were any other changes than those already sent in. With no additional changes to the minutes **Marc moved to accept minutes as reported, Laurel second, motion carried.**

Myra gave the Treasurer's report. She stated last month there were 7 transfer fees and 6 resale certificate fees collected. She stated that three of the transfer fees collected were when an owner sold the lots to a builder and eventually we will be collecting three HOA fees when they build on those lots. There were two rentals for the pavilion and 2 for the clubhouse.

**Admin Committee-** Laurel stated that the next function is National Night Out (NNO). It will be held on Tuesday, October 2<sup>nd</sup> at 6pm. Guests will be the County Commissioner, County Constable, Representative from Comal County Sheriff's Office, and Fire/EMS. Laurel stated there will be hot dogs and hamburgers and carnival games with prizes for the children. She mentioned she needs eight volunteers to help with the games.

The new playground equipment will be shipping on Friday, September 21<sup>st</sup>. Laurel stated that the company we purchased the equipment waited to ship all pieces in one shipment so that we could receive the cheaper shipping rate. As soon as the equipment arrives volunteers will be needed to help unload and then a workday is needed to help install the equipment.

Sam mentioned that there was a lack of participation of Board Members at the Ice Cream Social and he would like to see more Board representation at the National Night Out.

Marc asked if we need to have concrete already set for the playground equipment. Laurel stated that she is waiting on the installation instructions before any work can be done. Laurel stated that she would like us to refurbish the existing playground equipment to give us more things for the kids to play on instead of selling it like previously mention at the last board meeting.

**ACC Committee-** Craig reported that his committee approved one new home and one new fence. He stated he has one more waiting on approval after the builder submits further documentation.

Stephen asked how is the Google Docs working for everyone. Several Board members said they never got an invite to look at Google Docs. Craig stated that he only invited Committee Chairs to be able to use Google Docs.

**Rules Committee-** Ben stated he has a meeting scheduled for October 1<sup>st</sup> at 6:30pm. He stated he is correlating all the suggestions into one document and will have it out to everyone so that the meeting can be productive. Stephen stated that the hope is to review to condense documents.

**Finance Committee-** Sandy distributed the financial statement for July. Reports were reviewed.

**Operations Committee**- Sam reported that our pool is small and more like a residential pool with heavy usage so it is harder to keep clean. It has been proposed by the Pool Company to update our treatment system. We would need to drain the pool and then refill it. The cost to make the conversion will be around \$800.00. Sam stated we can't refill the pool while we are under a water restriction. He said after we are out of the water restriction we will make this conversion. Sam mentioned unfortunately we did have to close the pool this last month for one day when a child was allowed to enter the pool with a regular diaper on and the contents entered the pool. He is asking that parents please use proper attire for young children when using the pool.

Sam said the volleyball court still needs work to convert to grass after sand kept washing away. He said we have a new net but we are not ready to put up yet. Darin mentioned that twice a year a pre-emergent is put out by our yard company to help with the grass burs.

Sam reported that several of our tables under the pavilion at the pool had been damaged by kids jumping on them. He stated that they have been bent back. Marc asked if there could be a brace welded underneath for support so that they could not be bent again. Sam stated that the way the cameras are placed we can pick up the incident and we could identify the people doing the damage. He stated he would like to see more cameras installed. Darin stated that we have two more cameras that are not compatible with our current system. Darin explained they are the ones that are being used to cover the clubhouse door and inside the clubhouse. He said that the monitor needs to be replaced but that it is still recording.

Sam stated he is planning a workday and will announce it when it has been determined.

### **Old Business**

New Attorney- Stephen stated there is no change for general legal services until after the rules committee meets.

Member survey- Stephen reported that he would like for the survey to go out annually in December. Push until later.

Clubhouse Rental- Sam asked about the request to rent the clubhouse for a BBQ fundraiser. He is concerned that it might affect our not for profit status. Laurel stated that the Board approved it last month and she had already let the owner of the BBQ house know that they were approved and that she suggested to them to get event insurance. She stated that they were wanting to have a BBQ Fundraiser and give a portion of the proceeds to the playground fund. Sandy reported that as long as the money is put in restricted funds it would not affect our not for profit status.

### **New Business**

Resale Certificates- Myra explained how she was contacted by an owner when they noticed that the annual HOA fee was not correct on his closing documents. After reaching out to the Title Company Myra learned that they reached out to the developer for information on our HOA. Myra explained the steps she took to make sure the Title Company had the correct information. Stephen asked the Board what should be done in light of the current information. Board agreed to see where we stand with current documents that the rules committee will be reviewing and then come back with suggestions. This has been an issue that was brought up in the past with collecting fees. Our previous attorney felt that we should take this matter to an attorney that specifies in HOA Law. Marc suggested we wait until after the rules committee meeting then give all the info to an attorney. Stephen stated that he wants to be clear with the attorney that we only need him to look at the problem at hand. Ben stated that he had tried to do that before but that they wanted to look at all of our documents before they could give suggestions. Consensus is to wait until after the Rules Committee meeting then Stephen can move forward and get a quote and email results to Board.

### **Open Forum**

Curtis mentioned that when he closed on his property that he was given several Bylaws. He mentioned that since our latest one does not have the wording supersedes all others that all of the Bylaws that have been filed are considered live documents. He stated he was a real estate attorney before retiring and he stated why an attorney would want to look at all of the documents. Stephen asked if he would be willing to come to the Rules Committee Meeting.

Mike asked who is on the Rules Committee. It was explained that all of the Board and three other people are currently on the committee.

Sandy moved to adjourn Craig seconded.

Next meeting scheduled is for Monday, October 15th, 2018 at 6:30pm.

Respectfully submitted,  
Myra Zumwalt