

RCMC BOARD OF DIRECTORS MEETING

Monday, April 16, 2018

President Stephen Spencer called the meeting to order at 6:36pm.

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

Residents Attending: Ben Andrews, Jackie Woodard, Mike & Opal Tomlinson, Kathy Craine, Dick Baggett, Rick & Marcella Passetto, and Kim Coulter

The Pledge of Allegiance led by Marc Rosenthal started the meeting.

Laurel introduced to the guest the new Board Members Stephen Spencer as President and Jonathan Pearson.

Stephen stated that the minutes from the previous board meetings in February and March had been circulated by email. Stephen asked if there were any other changes than those already sent in. Kevin moved to accept the minutes as presented, Sandy seconded, motion carried.

Myra gave the Treasurer's report. She stated that she continues to receive payments on accounts with several past dues accounts being brought current. She stated late fees have been added to account and new statements going out.

Admin Committee- Laurel stated that the newsletter and ballots went out on March 28th. Next event is the Community Garage Sale on April 20th from 8am to 3pm. Spaces are still available to purchase as well as concessions. Laurel stated she still needs help to man the RCMC table Saturday afternoon. Help is also needed on Friday night from 5-7 to help receive donated items from residents for the RCMC table.

Laurel announced the Family BBQ is scheduled for May 26th at 4pm. Hamburgers, Hot Dogs, Condiments and drinks will be provided. Residents are encouraged to bring sides and desserts.

Laurel stated that she would not be in town on the day the ballots are due in. Stephen Spencer volunteered to help Myra with the count.

Laurel requested that if chairs and tables are set up in the clubhouse that they are broken down before leaving.

Marc asked when the new playground equipment would be in. Laurel stated that with the extra spring rider that North Shore UMC donated we decided to only buy one more spring rider and go with another piece of equipment that we don't quite have the money for. She explained that she was going to wait to purchase equipment until after the Community Yard Sale with the hope we bring in more money for the additional item. Laurel explained that we would need a workday to help move our current equipment to accommodate the new pieces. She explained about the fall zone and that we need to make sure to have the appropriate spacing for this. Kevin asked if there were any standards that we need to be going by.

Laurel said yes there is for public areas but since the park is private we do not fall under those rules. She did stress that we still want to follow those standards to keep the area safe for the children who would be using the equipment.

Jonathan asked how to owners know about all the events going on. It was explained that we use NextDoor, Facebook, Newsletters, the HOA website as well as emails to inform residents.

ACC Committee- Kevin reported that they approved 50% less this year than last year. So far there has been 5 houses approved, 4 sheds, 1 garage, 4 fences, and 2 others for a total of 16 approvals.

Rules Committee- Craig Schooler was absent no activity to report.

Finance Committee- Sandy distributed the financial statement for February. Reports we reviewed. Resident Rick Passetto asked why Sandy report in percentages and not actual numbers. He mentioned for the common person it was harder to understand. She explained the reports are for the Board members so that they know where they stand as far as how much has come in and what has been spent for the year. She stated that at any time if anyone would like to have a copy of the financial reports a copy could be given.

Operations Committee- Sam reported that the workday was successful. The volleyball pole was replaced and all the flagstone around the memorial project had been set. Sam stated that the pump to the pool had been replaced, that the pool servicing company caught it before it totally went out. He explained the new pump is more efficient and in the long run will save us money. Sam reported that as stated at a previous meeting by Laurel our latch lock on the pool gate does not meet State Standard Requirements. State law requires it to be 5 ft off the ground. After discussion it was mentioned to see if we have a homeowner that could cut off the current latch and weld it up higher. Kevin asked if in the meantime we could just add another latch higher up. Marc volunteered to oversee getting the latch installed.

Kevin asked where we stand on getting the no open carry sign. Laurel stated she is working on getting them. Jonathan volunteered to help Laurel in getting them. Kevin also asked when the frames for the memorials would be placed back on the wall. Laurel explained that when the clubhouse carpets were cleaned last time the humidity damaged the frames causing them to fall off and break. Kevin offered to purchase new frames and Jonathan volunteered to replace them on the wall.

Old Business

Attorney looking at Governing Documents- Stephen asked Ben Andrews to update the Board since he was communicating with them while he was president. Ben stated he has not gotten a response back from the attorney after he submitted requested information. He stated it is up to the Board if we continue with this attorney or check into the recommendation given to us by previous attorney Joe Malone. Stephen said he would like to review the emails that had been sent so far so that he would review them and get back to the Board with his recommendations. Laurel stated she would forward them to him. Kevin suggested that the Board get together and figure out what exactly are we looking for in an attorney and then interviewing several candidates before making a decision on one.

New Business

Kevin stated he has concerns on the ballot that was sent out. He pointed out that it should have been stated that there is 5 ways to vote and only 3 were mentioned. He said we should have a place for a proxy and a time that they can come in person and vote. Laurel stated that at no time was it ever mentioned that we needed to have the clubhouse open for an in person vote so we saw no reason to have the proxy to be on the ballot. Kevin also mention that the wording on the ballot as to what is being proposed is wrong. Laurel stated that the wording came directly off of the petition and that if it was not correct then it was because the petition did not list it correctly. Laurel explained she went off of the petition because that is what was presented. Kevin suggested to the Board to send out new ballots that there was still time to get them out in the time allotted. Kevin presented a new ballot and recommended it to go out immediately. Board member Laurel left the meeting after much debate. After further discussion Marc moved to accept the ballots as sent out, Jonathan seconded, three voted for, one abstains from voting and one no, motion carried. During discussion harsh words were spoken, disrespect from/to Board Members is not acceptable.

Open Forum

Kathy Craine suggested that in the future an attorney should be consulted when there is a subject as important as the deed restriction change is.

Rick Passetto asked what the effective date of ownership, for the list of owners was, who received a ballot. It was explained that we had to have a stopping date and March 21st was that date. All information was taken from Comal County Appraisal District website. He also asked if the Board was going to have an attorney review the ballots for legality. Sam suggests we use the new attorney to see what his suggestion is.

After discussion Stephen asked if anyone wanted to change the earlier vote on whether or not to continue using the current ballot.

Jonathan moved to take the original petition, original ballot and revised ballot to an attorney for review before we can make a decision on sending out new ballots, Sandy seconded, motion carried.

Kevin formally resigned from the Board.

Sam moved to adjourn at 8:39 Jonathan seconded.

Next meeting scheduled is for May 21, 2018.

Respectfully submitted,

Myra Zumwalt