

RCMC BOARD OF DIRECTORS MEETING  
Monday, April 15, 2019

President Stephen Spencer called the meeting to order at 6:31pm.

Present: Ben Andrews, Kim Coulter, Tom Dunlap, Misti Garcia, Stephen Spencer, Sam Stanphill, Laurel Taylor and Myra Zumwalt. Absent: Jonathan Pearson and Sandy Stratton

Residents Attending: Bob Moore, Michele Working, Dick Baggett, Jackie Woodard, Doug Duvall and Carolyn Locke

The Pledge of Allegiance 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 **Tom moved to accept minutes as reported, Laurel second, motion carried.**

Myra gave the Treasurer's report. She stated that out of the 458 owners we still have 114 that owe and just 43 of them was for the current year. She praised Laurel for getting emails for new residents. Right now we have 322 emails for our owners.

**Admin Committee-** Laurel stated that the Annual Meeting went well with 37 attendees. We had only 49 property owners cast ballots which was more participation than previous years. Board members voted in for the next term are Ben Andrews, Kim Coulter, Misti Garcia, and Laurel Taylor.

Laurel announced the community yard sale will be on May 4<sup>th</sup> benefiting the playground. You can come on Friday the 3<sup>rd</sup> to get set up. Laurel mentioned that if you have items to sell but don't want to have a booth the RCMC playground committee will host a booth and you can donate items to us to sell. Laurel and Myra will be at the Clubhouse the Friday before from 4 to 6pm to receive donations.

Next event will be the Family BBQ which will be combined this year with a BBQ Cook-Off on Saturday June 1<sup>st</sup>. Entry categories will be Ribs, Chicken, and Beans. Trophies will be awarded for best in each category as well as best decorated space. Check-in will start at 10am and judging at 4pm with outside judges. We will have hamburgers and hot dogs with all the fixings we as that the residents bring sides, desserts and appetizers.

Playground was disassembled by Dick, Sam and Laurel and Dave moved it with his backhoe. Work will start soon to start the install of new equipment.

Front entrance flower bed and sign on Rocky Ranch Rd was refurbished. Barry Litchfield painted the entrance sign, Sam tilled the flowerbed and Kim and Laurel planted new greenery that are deer and drought tolerant. Solar lights were added.

Butterfly garden is looking good. Laurel and Mary Kresha came and gave it a good trimming.

**ACC Committee-** Tom reported he has continued to receive request for houses, sheds and fences. David Barr is building out several of his lots. Tom stated that documentation has been good with no rejections.

**Rules Committee-** Ben stated he will be calling a meeting to discuss changing the Bylaws. Everyone is invited to propose changes. Ben addressed the prospect of changing deed restrictions which was brought up at Annual Meeting. He feels it would be hard to get any changes made to the deed restrictions. He recommends to first do a survey to see if there is interest before we spend the time and money to put a deed restriction changes on the ballot. Tom mentioned at the Annual Meeting there were residents who committed to canvassing the neighborhood to help get the word out so that maybe we could get a change. Sam stated that with the number of owners that now live in RCMC if there was a door to door canvassing it might have a chance to pass. Ben reminded everyone that there are 598 lots in our 16 phases and for a vote to pass we would need

305 votes. He feels that we would need a substantial amount of support before he feels we should make an attempt to a change. A survey would give us a good number of who would support a change to the best shot to get something passed. Laurel asked if ballots had to be hand mailed or can they be emailed? Ben stated that sending the ballots by mail would be in compliance with the bylaws and state law.

Steve stated that people who live here in the subdivision are more likely to vote that those who don't live here simply because they have a vested interest in the area. Ben suggested if we wanted to make a deed restriction change to put in on a survey to see the ratio of people who answer. Steve asked if we should go to the lawyers to see what his advice would be. Tom asked who is going to pull together the changes we want to propose? Laurel asked if we are going to ask in general if they would like to see deed restriction changes or are we going to be asking specific questions. Steve suggested we put a few questions on the survey to get the feel of the owners and do another survey on specifics. His thought was to put the subject out there let them think about it then let them give their opinion after they have had time to think about it.

**Tom motioned to send out a questionnaire to try to determine interest of owners in changing of the deed restrictions and then send out another questionnaire if we receive enough interest. Laurel seconded; motion carried.**

It was mentioned that if we receive a petition with signatures of 10% of the owners then we would have to put the subject matter on the ballot.

**Finance Committee-** no report given

**Operations Committee-** Sam reported the cameras are in and Darin will be installing them over the next month.

Sam stated that money will be spent on installing of the playground. He feels that the install is more work than our expertise and it would be well spent. The cost to install will be \$3,000 and Mike from the neighborhood will be working on it over the next month.

Sam thanked Laurel and Kim for their help to clean-up the front entrance.

Steve stated that he appreciates the committee in their diligence in making sure the stability of the new play equipment and the efforts to do so.

### **Old Business**

Member survey- Stephen said he is still working on about 10 questions for the new survey.

The question was posed if contractors could come as early as 6am to start work. It was stated that we do not have a time constraint on contractors of when they can or can't work. It was suggested that maybe the survey could pose the question if we should have a time constraint. Ben reminded everyone that some of the contractors are owners and if they are we do not have control over them. He suggests to inform neighbors of when they may be there early most of the time this is a one-time event such as when they pour concrete. Laurel stated that with building slowing down this won't be a problem always and suggests we just be courteous by letting your neighbors know ahead of time.

### **New Business**

Steve stated that there was a lot of energy and concern at the Annual Meeting and people stated that they were committed to come to the next board meeting but no one was here. Misti stated that she new of one

person who was out of town and one was waiting on a response back from Jen Crowover. Steve stated that follow-up is important.

Myra reported that she received a complaint from a concerned resident over roaming chickens. The resident is not against the chickens just the fact that they are left to roam and come into their yard. Myra asked if the Board could send out a courtesy letter. Ben stated that he would call the residents.

Tom stated that he saw a lamb in the yard of someone in our subdivision. He stated it is an obvious violation and that he would go talk to them. Michele stated that they could state it is a pet just like the people did with the goats. Ben reported on that situation and stated that since our deed restrictions are so loose it is left to interpretation.

### **Open Forum**

Carol Locke stated that she owns property on Cody Court. She said that someone has taken out some of her trees on her property and that someone is using her property for a pass through. She stated she has pictures to prove what was there and what has been uprooted. The Board told her since we do not know who was the offender that her only recourse is to make a formal complaint with the Sheriff's Office.

Bob Moore asked if there is a sign on the playground about no liability. He said it might say we assume no responsibility for injury or accidents. Ben stated we should research if we should have one. Steve what our insurance carrier suggests. Sandy said that she would call the insurance company.

Doug stated that last year it was stated that we might could get an AG exemption for bees. He said that they found out that you have to have a minimum of 5 acres not collectively like it was thought but individually to receive that exemption.

Doug asked if residents have a suggestion on a change do, they bring that to the rules committee or do I need a petition. Ben said no you can bring it to the rules committee. Doug wanted to see if there could be something in there to insure "dark lights" which would protect the skies and still have lights for security. Laurel asked him to come to the family bbq and talk it up she liked the idea. He stated people moved to the country for the skyline and if we would install this type of lighting it would help keep it to where you see all the stars at night.

Dick Baggett asked if the volleyball court was ever going to get repaired. It was stated that we needed help to clear out some of the rock before we could put down dirt then seed for grass. Laurel stated she would measure and get some costs. She will also put it out on nextdoor to see if we can get some volunteers.

Sam motioned to adjourn, Laurel second, Meeting ended at 8:07pm

Next meeting is the Annual Meeting scheduled is for Monday, May 20, 2019 at 6:30pm.

Respectfully submitted,  
Myra Zumwalt