

RCMC BOARD OF DIRECTORS MEETING
Monday, February 18, 2019

President Stephen Spencer called the meeting to order at 6:33pm.

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

Residents Attending: Dick Baggett, Misti Garcia and Kim Coulter

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 **Sandy moved to accept minutes as reported, Jonathan second, motion carried.**

Myra gave the Treasurer's report. She stated that out of the 461 property owners 231 are paid and that 9 more came in the mail today. She stated it was about average for this time of year.

Admin Committee- Laurel was not in attendance. Myra introduced the three candidates for the open Board positions. She stated that the Chili Cook-off was well attended. Stephen stated that he and Laurel met about possibly have a cook-off making it an all-day family fun event. Myra asked instead of adding a new event could we not just replace the Family BBQ with the event since that seemed more like a family BBQ instead of the traditional hamburgers and hotdogs. Tom motioned to replace the Family BBQ with an all-day cook of seconded by Darin, all in favor pending approval by Laurel.

ACC Committee- Tom reported he will have a comparison of the last two years for the next meeting.

Tom mentioned that he received a complaint of a neighbor where a construction crew was using an empty lot for a restroom. Tom contacted the builder and he stated he had thought there was a port-a-potty already delivered. Tom suggested that from now on when paperwork is submitted for approval to ask not to submit until port-a-potty is on site. Tom stated he went by the property and that it is still not on site after calling the builder. Sandy mentioned it is against the law to be using adjacent lot and to call the Sheriff's Office.

Rules Committee- Ben stated no legislative changes that affects us. His committee will look at By-laws this year. Ben addressed the issues with the three document the new lawyers found that were not filed with the county. One being the Article of Incorporation that is filed with the State and we did not think that they needed to be filed with the county as well. The Record and Retention Policy and the Building Guidelines are for informational purposes but if the lawyer thinks they should be recorded Ben stated he will work with Myra to get them recorded and updated on the RCMC website. Marc asked about the mention of the 209 letter that the lawyer talked about in his letter. Darin explained that was the letter you send out if there is a violation.

Finance Committee- Sandy stated that on February 5th the Audit Committee met and went through all the financial records from October 2017 to December 2018 and that everything checked out. Tom asked how often is an audit done and Sandy said as small as we are that it is not necessary to do but once a year.

On February 11th Ben, Tom, Sam, Marc, Laurel and Sandy met to discuss the 2019 Budget. Sandy presented the proposed 2019 Budget. Darin motioned to accept the 2019 Budget as presented, Marc seconded, motion carried.

Sandy distributed the financial statement for January. Reports were reviewed. It was asked about the depreciation and could we write it off. After discussion Darin offered to ask one of the title companies their

thoughts on properties that are sold on the court house steps and if a lien transfers with the property after a county sale.

Operations Committee- Sam reported that he replaced the vacant caretaker position with resident Barry Litchfield.

He reported that he met with Laurel on the placement of the playground equipment. After looking at the scope of what needs to be done Sam suggested that we see about contracting someone to move the current play structure and to install the new equipment.

Sam said he had not heard anything back from Craig about the gate but that he would reach out to him to see if he had any information.

Jonathan reported on his findings on replacing the two existing cameras in and by the clubhouse with new cameras. He stated that based on the cameras we have it is possible depending on the wiring we already have and the loop system to upgrade to better cameras. New cameras are a better quality, have a wider angle and better quality in night vision. Marc suggested to get a hard number bid with a high cost and a low cost so we could weight our options. Steve said we want to look at the better value. He suggested to get two quotes one to fix what we have the second to upgrade to less cameras with better fields of view. Jonathan will look into both options and report back at next Board Meeting.

Old Business

New Attorney- Stephen stated he signed engagement agreement for an as needed services per recommendation of the Board.

Member survey- Stephen said he is still working on about 10 question for the new survey. He and Ben will be formulating questions that he hopes to send out through survey monkey by March.

Resale Certificates- no news

Admin Office Upgrade- Myra stated that she feels there is no need to update the computer at this time as the office is running smoothly.

New Business

Jonathan stated that he was approached by a resident asking why is the clubhouse so expensive to rent and if there was a way to rent for a partial day. Myra explained that renters actually get the clubhouse the full day for only \$100.00 and it is hard to find anything with the amenities that we offer for cheaper. She explained it would be too hard to rent for a half day since people might want to rent for the same time frame because of parties overlapping. Stephen stated that we need to remind people of what a great value they are getting with all our amenities.

Jonathan asked who replaces signs when they get knocked down. Darin said all you have to do is call the county and they will come and replace them.

Open Forum

Kim Coulter asked if the Board ever thought about putting a keypad lock on the walk-thru gate. Board stated that with the property not being fully fence that it would not do any good to pay to put a keypad on the gate as people could come in where there is no fence. It was suggested that we might want to post signs for no

motorized vehicles on grass since we have had a few people that drive golf carts into the park through the back entrance.

Misti Garcia asked if we were keeping the large play structure since some of the rungs to the slide part are missing and she noticed a big crack on the main support beam for the other swings? Sam reported that they will not be keeping that swing set and we would be refurbishing the play system to make sure it is safe to use when we move it.

Next meeting is the Annual Meeting scheduled is for Saturday, March 9, 2019 at 10:00am.

Respectfully submitted,
Myra Zumwalt