

RCMC BOARD OF DIRECTORS MEETING  
Monday July 19, 2021

Ben Andrews called meeting to order at 6:30 pm.

Present: Ben Andrews, Dick Baggett, Kim Coulter, Doug Duvall, Rhonda Koneski, Jonathan Pearson, Sandy Stratton, Laurel Taylor and Myra Zumwalt Absent: Jennifer Rodriguez

Residents Attending: Paul Garner, Luna Jordan, Michael Crawford, Sam Stanphil, and Robert & Deborah King

The Pledge of Allegiance started the meeting.

Ben asked if there was any need to amend the minutes of June's Meeting other than those mentioned. There was none. With no additional changes to the minutes, they were accepted as reported.

**Treasury Report-** Myra reported that we are still receiving Annual Fees as well as a few rentals.

**Admin Committee-** Laurel mentioned upcoming events to include the Ice Cream Social on Sunday, August 29<sup>th</sup> at 2pm and National Night Out on Tuesday, October 5<sup>th</sup> at 6pm. NNO's carnival theme last year was successful that we will do it again this year. No food this year just popcorn & snow cones.

**ACC Committee-** Report was given by Rhonda. Last month's request included 4 new homes, 1 patio, 4 inquires, 2 complaints with 1 resolved, 2 fence and 1 solar panel.

**Financial Committee-** Sandy reviewed financials for June.

**Operations Committee-** Jonathan reported that 20 motion lights were installed. He stated that some need to be adjusted for better lighting.

Signs at the keypads have been installed.

Caretake has been hired. New caretaker is Jeremy Fischer. Lawn maintenance is now Terry Hall.

Jonathan reported on the pool condition and how it rapid the green growth progressed from Friday to Sunday. Pool company came in and added 90# of Chlorine and 19 gallons of shock-it but it did not help. Pool company sent sample off and found it was a small cell algae and that it comes from rivers and lakes and is highly resistant to chlorine shock and hard to get rid of. Board discussed plan of attack. It was reported that there is 14 cracks and 9 bubbles in the surface. Pool company said they could add 90# of antialgae stat and bleach the sides but there is no guarantee it will not come back. Jonathan stated that part of the problem was the storms that came through tripped our variable speed pump and was not running. Jonathan mentioned that we could purchase an audible alarm that would go off when they pump stops working. Doug mentioned we could get a visual alarm that we could see from the camera system.

Kim did some research on the quartz scrap and brought it to the board. Quartz option is good and concrete would hold up better. Jonathan stated that the black mold could still happen on concrete. Jonathan received several bids. Laurel asked what they cost is to repair. Jonathan

stated to resurface the pool with plaster with no guarantee is \$13,120. Quartz scrap is \$14,123.50 with a 7 yr. warranty. Quartz scrape is resistant to algae & mold. Jonathan mentioned that the pool light has been purchased and they are waiting to put in until Board decides which way they want to go.

Questions asked were; when can they start and how long will it take to get the work done? Ben asked Sandy if this was something that the association had the funds for. Sandy answered yes. Ben stated that we will have a special called meeting once we get the answer to questioned asked.

Doug mentioned he had to reboot the camera system when the power went out. The battery for the UPS (uninterrupted power supply) for the camera system needs to be replaced. He stated it could be done for around \$50.00. Doug stated that there have been some issues with people in the pool after midnight. Doug suggested that we close off the back entrance to only have one. Dick stated that people are making a road by driving through the back entrance with golf carts. Jonathan stated that he and another neighbor picked up three bags of trash along the back-entrance trail. He noticed that someone has cut trees to make it easier for golf carts to get through that is not on the park property. Ben stated we should reconsider the issue. Tabled until later.

**Rules Committee-** Kim reported that she will send out an email of the updated rental contract for vote next month.

Jonathan asked if we could get a sign to place in the pool area asking people to shower before entering pool. After discussion Jonathan motioned to post a sign alongside the sign that is already there to please take a shower before entering pool to reduce algae infestation...no second.

Actions Outside of Meeting- Kim discussed the changes that would effect POAs after the 87<sup>th</sup> Texas Legislative Session.

### **Old Business**

Onsite security maintenance- any changes to septic to accommodate an travel trailer would need recertification. Idea was nixed.

Policy for collection of delinquent account- Ben stated we need to consider having a policy for collection of Delinquent accounts. He presented to the board the document for vote stating the association may refer delinquent accounts to an attorney for collection. Upon referral to the attorney, the attorney shall take all appropriate action to collect the accounts referred. All accounts that are at least \$\_\_\_\_\_ in arrears or \_\_\_\_\_ years in arrears (whichever occurs first) should be referred to an attorney for collections. All attorney fess shall be passed on to the owner. After discussion Ben recommended the amount of \$500 and time period of 5 years. Jonathan motioned to accept Ben's recommendation of \$500 or 5 years, Kim seconded, motion passed. September first is projected date to send list to attorney.

Update on capping well- Ben talked to tom and he did say we could cap ourselves. Craig and Tom were going to do this but are not able to now. Dick said he would get with Tom to get the specs and that Jonathan and he would do the work.

### **New Business**

Proposed Solar Panel Guidelines- Rhonda stated that we do not want to police the installation of solar panels and as long as they follow state guidelines, we would not require ACC Approval. Ben stated that would be a simple guideline change. Rhonda asked do we need to have legal

review. Ben stated no. Jonathan motioned to add to our guidelines that as long as homeowners follow state guidelines no ACC approval needed, Laurel seconded motion carried.

**State Legislative changes-**

Resale certificates have a new cap on what we can charge. It was suggested upping the fees. Ben mentioned that a new management certificate would have to be filed if we updated our fees.

ACC Members can not serve on the Board. Rhonda stated she would step down from the board to serve as the ACC Chair as well as two other board members will step off of ACC. Two new members for ACC has been recruited. Sandy asked about approval of ACC complaints letters to be voted on by the board before going to the attorney. Ben stated that they would have to be brought to the board before going to the attorney.

Board Meeting Notice and Agenda- new law states that notice for Board Meetings along with agenda has to be given to members 6 days before.

Doug asked about the complaint for if no name on the complaint do, we still follow through. Ben stated yes, we still follow through on anonymous complaints. Ben discussed policies on complaints.

**Open Forum**

Luna Jordan asked as members and owners the board needs to have better communication with the owners as to what is happening. Jonathan answered it took days to get water sample tested. Luna suggested getting a more competent pool company. She also suggested asking to see if we have any journeyman or helpers in the community. She stated that better communications should have happened when the pool chemicals needed adjustment and that there might have been residents that could have helped or offered suggestions if they were notified. Ben stated that we are always asking for volunteers and asked her to join a committee.

Robert King asked about the trail at the back of the park and voting to close it. He said it looks like a gate is on the park property.

Sam Stanphill stated that he doesn't think the pool company is doing a good job if they are coming twice a week to clean and the pool turned green. He stated that this algae is not new and that they obviously were not staying on top of it. He stated we should not spend the money on a new alarm we should just get a new breaker instead.

Next Meeting will be Monday, August 16, 2021 at 630pm.

Board adjourned at 8:12pm

Respectfully Submitted,  
Myra Zumwalt