

RCMC BOARD OF DIRECTORS MEETING
Monday, September 18, 2017

Vice-President Darin Zumwalt called the meeting to order at 6:31pm.

Present: Kevin Craine, Paul Garner, Craig Schooler, Sam Stanphill, Sandy Stratton, Laurel Taylor, Darin Zumwalt and Myra Zumwalt. Absent: Ben Andrews and Marc Rosenthal

Residents Attending: Gary & Jackie Woodard, Kathy Craine, Bob Moore, Dick Baggett, Paul & Cindy Spilker, Richard & Janet Johnson

The Pledge of Allegiance led by Darin Zumwalt started the meeting.

Darin stated that the minutes from the previous board meeting had been circulated by email. Darin asked if there were any other changes than those already sent in. With no additional changes to the minutes **Darin stated the minutes are accepted as presented.**

Myra gave the Treasurer's report. She stated we continue to receive money in catching up the past due accounts. We are also still receiving restitution money in.

Admin Committee- Laurel stated that the newsletter went out on September 8th. On September 9th the Playground committee held a movie night at the pool. A \$110 was raised even though participation was not as well as expected. Ten kids and 11 adults were in attendance. Laurel stated that she would like to move the movie night into June.

National Night Out is October 3rd at 6:30pm. This year the theme is County Fair. Laurel stated that there will be games for kids with prizes, face painting, popcorn as well as Special Guest. Guests will include CCSO, Fire/EMS, AirMethod, Commissioner Jen Crownover and Constable Shane Rapp.

Christmas Party is set for Saturday, December 9th at 2pm. This year we will be doing a craft project for kids.

Pool Gate Lock- Laurel updated the Board with the additional questions for the lock company brought up at the last board meeting. She said the device will hold 2000 6-digit codes, electric is not required it would be battery operated, and their technician would be the one who would load the codes. Kevin asked if they company would come every time or could we get a user manual and do it ourselves. Laurel stated she would ask the pool company about furnishing a manual.

The water aerobics class will be moving to yoga once a week on Tuesdays at 6pm for the winter months.

ACC Committee- Kevin reported that last month he only had two applications. He stated it has slowed down quite a bit. Bob Moore asked if the builders were not submitting new house applications because of the recent modular home. Kevin stated no.

Rules Committee- Kevin reported all reviews are finished. There were no changes by legislation that would affect us.

Finance Committee- Sandy distributed the financial statement for August. Reports we reviewed. Sandy stated that if no major repairs arise that we would need to move an Additional \$15,000 into reserves. She suggested we need to send out more past due letters to those who have still not paid their dues. Sandy submitted the corporate tax return for 2016 on September 7th.

Operations Committee- Sam asked if anyone has any capital ideas for 2018 that they would like to see to submit them to him. Some of the items already on the list include volleyball court repair, new flooring for clubhouse, additional pool repair, memorial project completion, and new pool furniture.

Sam stated that one of the flag poles at the memorial was unearthed from the recent rains. Craig and Paul offered to repair the flag pole.

Sam announced that a workday is scheduled for October 28th from 8am to Noon.

Laurel reported on playground process. She stated the committee is looking at buying 3 spring bouncers. She also asked the HOA if they would purchase new poles for the swingset. Sandy stated that if no big repairs come up that we should have enough money to cover the cost closer to the end of the year.

Old Business

No new updates at this time.

New Business

Criteria for voting was discussed. No firm decision was made so it was decided to table until next meeting.

Using Rinco's Compliance Officer- Kevin stated the developmental period for developer was 120 days after 75% of lots sold. Kevin stated there is no ending date for the declarant period in the Deed Restrictions but we could see if the rules committee wanted to place a termination date in the Bylaws. There is a legal opinion that this could be done. Kevin went on to offer the pros and cons for ending the declarant period.

Open Forum

Cindy Spilker asked about rules of living in a travel trailer on your property and how do we change it so that people can't live in a travel trailer. She stated that there are people doing that now. Kevin explained that you can stay on your property for up to 17 days then leave for a day then the time period would start over. Cindy wanted to know how is it any different to have a RV versus a trailer home on a property. She doesn't think we will gain anything if we ban one and not the other.

Paul Spilker asked if the trailer is there all the time and does not leave how are they dumping waste. He wanted to know how we know for sure that they are leaving or dumping waste. Board recommended to contact County Health Department to file a complaint and that they would come and inspect. Board stated that anyone can call to make a complaint and that the board could not just show up to inspect it would be considered trespassing.

Gary Woodard- Asked for clarification on the debate of modular homes and why a petition. Kevin explained what some property owner's opposition is. Darin explained that the Board has nothing to do with the petition.

Next meeting scheduled is for Monday, October 16, 2017 at 6:30pm.

Sandy motioned to adjourn the meeting at 7:37 pm, Paul seconded, motion carried.

Respectfully submitted,
Myra Zumwalt