

RCMC BOARD OF DIRECTORS MEETING
Monday, October 15, 2018

President Stephen Spencer called the meeting to order at 6:34pm.

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

Residents Attending: Dick Baggett, Douglas Duvall, and Carl Cecil

The Pledge of Allegiance led by Ben Andrews 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, Ben second, motion carried.**

Myra gave the Treasurer's report. She stated there is still money coming in. There is one rental on the books for the month. She stated she is getting ready for the 2019 billing period.

Admin Committee- Laurel reported on the turnout for National Night Out held on Tuesday, October 2nd. She stated there was lots of fun, great burgers and the fire truck was a great hit. Laurel stated that there was \$40 donated for the playground fund. At NNO Sheriff, Bob House, handed out a flyer showing that the Rocky Creek Neighborhood has one of the lowest crime rates around the area. Out of 266 homes there was only one burglary.

Next function will be on Sunday, December 9th at 2pm. Ornament Exchange Christmas Party.

Next newsletter will be going out with the annual billing to save on cost. She asked the Committee Chairs to get their reports into Myra before the end of November.

The new playground equipment came in on Thursday, October 4th. Laurel thanked Darin, Dick, Reg and Gary for helping to unload it. She did look into having a local company to install the playground equipment but unless we purchased from them, they do not install. Sandy reported that she talked to our insurance company and they stated it didn't matter who installed it that the HOA has a blanket coverage. Board agreed to ask for volunteers to help for installation of equipment.

More seeds have been planted in the wildflower area that is roped off at the front of the park on October 7th.

ACC Committee- Craig reported that his committee approved four new homes, one new fence, pending is one garage, one fence and two homes.

Email addresses for Committee Chair and Vice-Chair were updated on the website for ease of submitting documents and requests.

Rules Committee- Ben stated the Rules Committee met on October 1st. The committee reviewed the Appeals & Hearings Policy and have made updates to the policy. **Laurel motioned to accept the updated Appeals & Hearings Policy, Sam seconded, motion carried.**

Ben stated he reviewed all of the other policies but at this time he is suggesting we wait until after Texas Legislature meets in May 2019 before making any needed changes. Board agreed to wait. Ben stated that at the last meeting it was suggested to the Board to put in the wording "supersedes" into our documents so that all previous documents are not still active. Ben said he would check with the courthouse when he goes to see what other documents that we need to have on file.

Laurel said that her and Myra would review the Ballot, Rental Agreement and New Residents Letters and bring any updates to the next Board Meeting. It was asked about the Violation Form Letter and Ben stated he had that and would pass it along to Craig. Sam asked if we can be pro-active and give out expectations to all builders. It was stated that there is a Guidelines document already in place.

Finance Committee- Sandy distributed the financial statement for September. Reports were reviewed.

Operations Committee- Sam reported on pool pump repairs, with changing of the tablets it has helped with the levels of chemicals in the pool. After reviewing the current cameras Sam suggested changing the two cameras at the clubhouse to match and integrate into the system we currently have. Darin said he could help with that.

Sam suggested looking into a wireless system for the park gate so that codes could be added and deleted from remote access. Darin asked if we were could we look into putting a light at the keypad. He stated that at night it is hard to see the keypad the way it is.

Sam will be looking into the missing sign and stop sign at the corner of Tammy and Rocky Ridge Loop.

The window in the office was reported that it is leaking around the seal. Sam will have the caretaker to look at the window. Laurel asked if he could also clean the carpets in the clubhouse. Darin offered the use of his commercial carpet cleaner to save on cost.

Same suggested that the Board budgets money for the upkeep of the playground committee for next year.

Old Business

New Attorney- Stephen stated he has sent an email letting them know we are interested and he is waiting on a response from the attorney. Stephen stated that he would like for our documents to be in order beforehand.

Member survey- Stephen reported that the target date to send out is December.

Craig asked if he could look into the community well at that park that he has access to discount cost and would like to see if we could get it operational. Darin stated that one of the reasons beyond the cost that has kept the board from doing this previously is the fact that we would have to do monthly reporting and testing of the water. TCEQ has rules that would need to be followed. It was stated that we would need a meter for power, possibly a pump and a holding tank. Craig said we could use solar energy to run the pump. It was agreed for Craig to look into cost for getting well working.

New Business

Resale Certificates- Stephen has sent out emails to the title company and developer about the previous issue and is waiting on responses.

Wildlife Management Co-op – Craig brought the idea to the board about forming a wildlife management co-op. He stated that since we already have chickens in our neighborhood, we might be able to qualify for this co-op for tax exemptions. Craig stated it would be a 5-year process but he would do some research and bring back information to the Board at next meeting.

Administrative Office- Stephen stated that we need to review upgrade opportunities for office equipment to run the office proficiently. This to include new printer, router and computer.

Open Forum

Douglas asked if anyone has used HP Connect. He stated it might be cost effective for the office. Sandy stated that with the current use of our printer she suggested just buying a new printer. The current router is being used for the cameras as well as the computer.

Sandy moved to adjourn Marc seconded. Meeting ended at 8:55pm.

Next meeting scheduled is for Monday, November 19th, 2018 at 6:30pm.

Respectfully submitted,
Myra Zumwalt